



FOUR BEDROOM SEMI
DETACHED VILLA

MULTI VEHICLE DRIVEWAY
AND ENCLOSED REAR
GARDENS

CUL DE SAC LOCATION

Broomhill Crescent, Alexandria, G83 9QT

Offers Over £204,995

EVE Property are delighted to introduce to the open sales market a wonderful three bedroom semi detached villa with converted garage in the seldom available Broomhill Crescent, positioned atop the highly coveted Beechwood Estate, Alexandria. Offering fabulous flexible accommodation and in excellent order throughout, this particular abode will be of significant appeal to a wide range of buyers looking to settle in the neighbourhood and, as such we anticipate plentiful interest - call our friendly sales team today to schedule your personal viewing appointment!

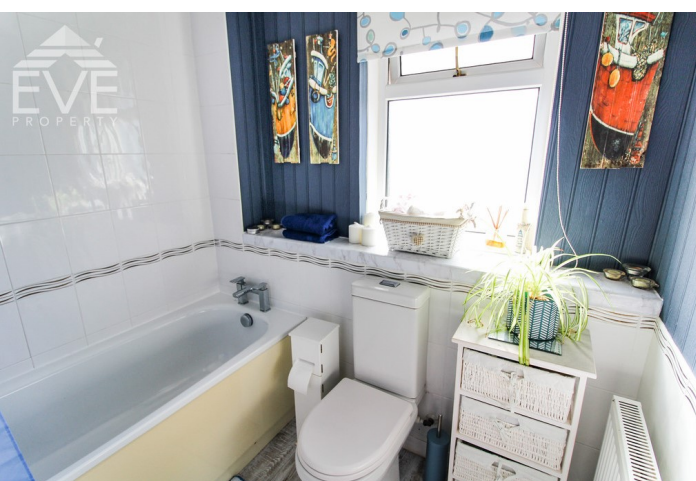


Property Description

Nestled within a peaceful cul-de-sac setting amongst similar style residential properties, number 129 borders with a leafy wooded backdrop for maximum privacy and seclusion. Enjoying the best of both worlds, there is a wealth of amenities, schooling, road and rail options combined with shopping and dining choices, whilst the "Gateway to the Highlands" - Balloch, and it's rich plethora of outdoor pursuits is just a short distance away. The house itself benefits from a multi-car driveway to the front which is laid to red stone chips and slabbing, ensuring all members of the household and visitors alike have a private space to park. Mature shrubbery and lawn provide a lovely setting for the red brick, cream rendered house with access to the front vestibule via newly fitted solid grey composite door with privacy glass panel, which in turn offers ingress to all apartments off. Upon entering the portico, the tone is set for all that lies within - a beautiful blend of contemporary decor hues, textures, quality flooring, lighting upgrades and meticulous attention to detail.

To the right, a useful water closet comes furnished with w.c and vanity sink with storage under, ceramic splash surround and indigo-grey wallpaper. The sitting room is secured with a white half panel glazed door and flooring is by way of honey-oak laminate wood effect, whilst the focal point of the room is a gorgeous solid oak fire mantle housing black gloss marble hearth and electric faux wood burner stove - perfect for cosy nights in! A large picture window bathes the space with natural light further enhancing the generous dimensions, and there is ample provision to accommodate modern furniture suites, creating a lovely spot to relax and entertain in equal measure. Just off the living room, the thoughtfully planned professional garage conversion enjoys dual aspects to the front and rear and has a separate secure



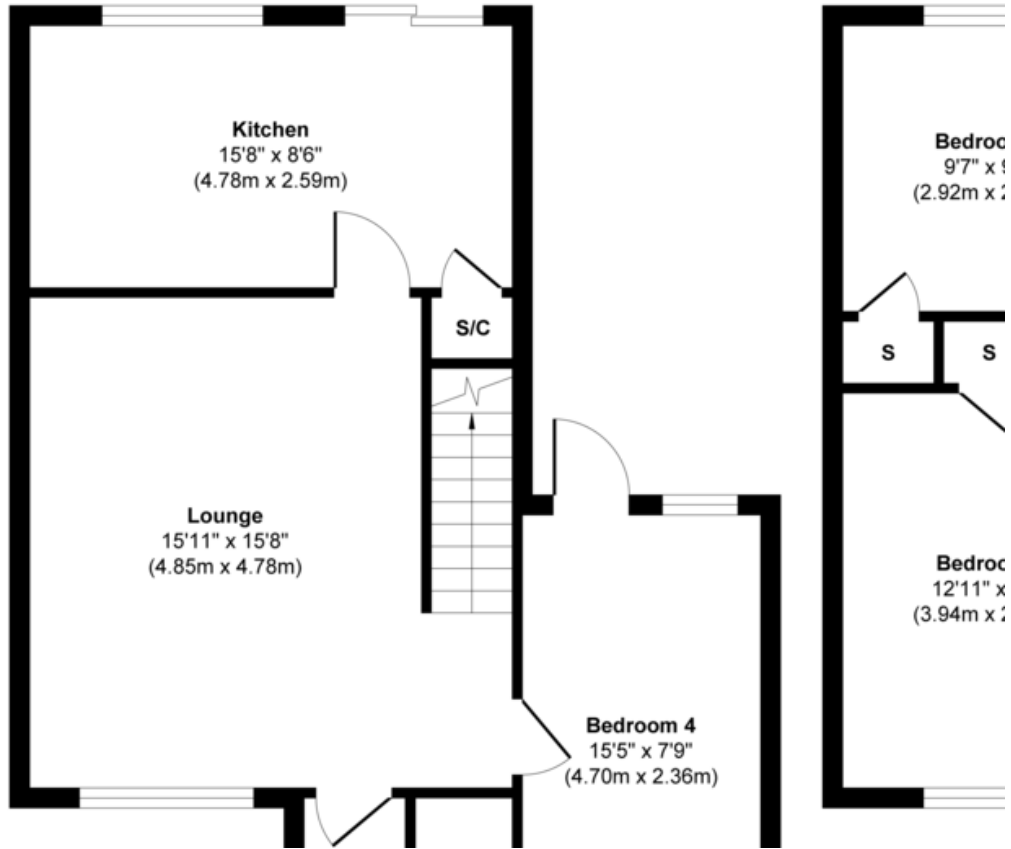


door for direct access to the back gardens. Currently utilised as a dining room, such is the flexibility of the space other uses could include home office, play-room, additional bedroom, separate television-room or indeed annexe provision for a family member requiring their own space. The professionally styled fitted kitchen purveys a selection of slab maple wood effect wall and floor mounted cabinetry, topped with dapple anthracite work surfaces and matching splash-surround, giving a linear look and finish. Fully equipped, the aspiring chef of the house has a slot-in double oven, chrome extract canopy and integrated larder fridge freezer to aid their culinary prowess, whilst the stainless steel sink and drainer with mixer over and free-standing washing machine (included in the sale) ensures an efficient, practical workspace without compromising on modish appearance. Newly installed double glazed sliding doors provides egress to the back gardens and is a lovely spot to sit and enjoy morning coffee and admire the open views.

Upstairs, there are three fabulously appointed bedrooms, two to the front and one to the rear, all with fresh matte walls and deep pile carpeting and all enjoying open vistas. Two have in-built storage whilst the master has abundant provision for contemporary furniture pieces.

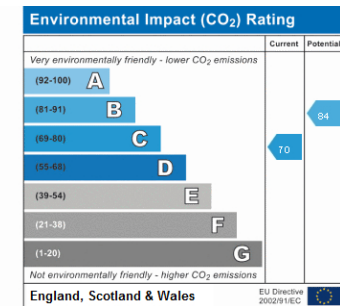
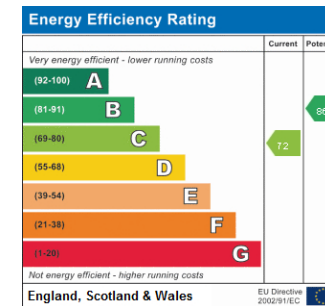
The bathroom completes the internal specification and has been curated with simple elegance, creating an appealing spa-like sanctuary to soak away the rigours of a long day. The three piece sanitary suite in white includes dual flush w.c, pedestal sink with mixer and bath with mixer and electric power shower over. Crisp white ceramic tiling adorns the walls with contrasting navy wallpaper complementing the aesthetic.

129 Broomhill Crescent, Alexandria, G83 9J



Fully bound and enclosed for privacy and security, the large-scape rear garden really is a treat to behold and comes replete with many considerate upgrades. Delineated into several practical zones, there is something for everyone to enjoy, with three separate decking areas to ensure maximum sun coverage. The master deck comes fitted with an aluminium pergola for shading whilst there is electrical and plumbed provision for lighting and water. Raised planters border this deck allowing green fingered enthusiasts to showcase their talents, whilst there is a sizeable lawn and drying green. A rear gate gives access to the wooded area beyond.

It's clear to see the current owners have very much enjoyed this beautiful villa, evidenced throughout with lovingly cared for apartments and gardens, filled with attentive attention to detail and quality enhancements as standard- call our team today to avoid missing out on this unique opportunity!



1 Herschell Street, Anniesland,
Glasgow, Lanarkshire, G13 1HR

www.eve-property.co.uk
0141 255 0020
hello@eve-property.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements