



## 29, FLAT 3 ALEXANDRA AVENUE, . G66 5BG.

THIS TWO BEDROOM MODERN UPPER FLOOR FLAT IS SITUATED IN THE SOUGHT AFTER LOCALE OF LENZIE, WITH RESIDENTIAL AMENITIES AND TRANSPORT LINKS AVAILABLE WITHIN A REASONABLE DISTANCE, RAILWAY LINE LIES AT THE FRONT OF THE PROPERTY. THE PROPERTY IS IN GOOD ORDER INTERNALLY AND BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING. THE BUILDING HAS BEEN WELL MAINTAINED AND BENEFITS FROM SECURE DOOR ENTRY. THERE IS ALSO A LOCKUP / GARAGE WITH THE PROPERTY. IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT.



- MODERN 2 BED FLAT
- RESIDENTS' PARKING
- COMMUNAL REAR GARDEN
- GAS CENTRAL HEATING
- SOUGHT AFTER LOCALE
- DOUBLE GLAZING
- LOCK UP/GARAGE
- TENURE - ABSOLUTE OWNERSHIP

**OFFERS OVER £180,000**

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### ENTRANCE HALL 15' 0" x 3' 6" (4.57M x 1.07M)

ENTRANCE HALLWAY GIVES ACCESS TO ALL ROOMS IN THE PROPERTY. GREY CARPET. SECURITY ENTRY PHONE.

### LOUNGE 15' 10" x 11' 7" (4.82M x 3.54M)

SPACIOUS LOUNGE WITH BAY WINDOW GIVING VIEWS OVER THE COMMUNAL GROUNDS TO THE REAR. GREY CARPET. ACCESSED VIA DOUBLE DOORS.

### KITCHEN 15' 10" x 11' 7" (4.82M x 3.54M)

WHITE WALL AND BASE STORAGE UNITS, BLACK MOTTLED EFFECT WORK SURFACES AND SPLASHBACK SURROUNDS. INTEGRATED CERAMIC HOB, ELECTRIC OVEN AND OVERHEAD EXTRACTOR HOOD, WITH BLACK SPLASHBACK. STORAGE CUPBOARD HOUSING BOILER, WITH FURTHER CUPBOARD HOUSING SERVICE METERS. UNDER COUNTER FRIDGE, FREEZER AND WASHING MACHINE. TILE EFFECT VINYL FLOORING. WET WALL CEILING.

### BEDROOM 1 12' 10" x 11' 1" (3.92M x 3.37M)

BEDROOM 1 HAS FULL LENGTH STORAGE CUPBOARD / WARDROBE WITH MIRRORED SLIDING DOORS. GREY CARPET. VIEWS TO THE FRONT.

### BEDROOM 2 12' 11" x 9' 8" (3.94M x 2.95M)

BEDROOM 2 IS GOOD SIZED WITH VIEWS OVER THE FRONT OF THE PROPERTY, DOUBLE STORAGE CUPBOARD / WARDROBE WITH MIRRORED SLIDING DOORS. GREY CARPET.

### BATHROOM 6' 3" x 6' 2" (1.91M x 1.87M)

MODERN THREE PIECE SUITE WITH VANITY UNIT. OVERHEAD ELECTRIC SHOWER OVER BATH, AND RIGID SHOWER SCREEN. CONCRETE EFFECT DARK GREY WET WALL SURROUNDING BATH AND SHOWER AREA. WET WALL CEILING. TILE EFFECT VINYL FLOORING.

### COMMUNAL REAR AREA

WELL MAINTAINED COMMUNAL REAR AREA WITH LANDSCAPE SURROUNDS. ENCLOSED BIN AREA.

### ENTRANCE CLOSE

PLEASANT ENTRANCE AREA WHICH IS CARPETED THROUGHOUT.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. CAUTION: HEAD PROPERTIES! LET IT DISCLOSE ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

### MONEY LAUNDERING REGULATIONS 2003

INTENDING PURCHASERS WILL BE ASKED TO PRODUCE IDENTIFICATION AND PROOF OF FINANCIAL STATUS WHEN AN OFFER IS RECEIVED. WE WOULD ASK FOR YOUR CO-OPERATION IN ORDER THAT THERE WILL BE NO DELAY IN AGREEING THE SALE.

DISCLAIMER - WHILST WE ENDEAVOR TO MAKE THESE PARTICULARS AS ACCURATE AS POSSIBLE. THEY DO NOT FORM PART OF ANY CONTRACT ON OFFER, NOR ARE THEY GUARANTEED. MEASUREMENTS ARE APPROXIMATE AND IN MOST CASES ARE TAKEN WITH A DIGITAL/SONIC MEASURING DEVICE AND ARE TAKEN AT THE WIDEST POINT. WE HAVE NOT TESTED THE ELECTRICITY, GAS OR WATER SERVICES OR ANY APPLIANCES. PHOTOGRAPHS ARE REPRODUCED FOR GENERAL INFORMATION AND IT MUST NOT BE INFERRED THAT ANY ITEM IS INCLUDED FOR SALE WITH THE PROPERTY. IF THERE IS ANY PART OF THIS THAT YOU FIND MISLEADING OR SIMPLY WISH CLARIFICATION ON ANY POINT, PLEASE CONTACT OUR OFFICE IMMEDIATELY WHEN WE WILL ENDEAVOR TO ASSIST YOU IN ANY WAY POSSIBLE



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