



## 3 Macbride Way, Alexandria, G82 4QW

Offers over £99,995



**\*\*CLOSING DATE SET FOR MONDAY 27/1 AT 12.00 NOON\*\*** Sought after TWO bedroom first floor, situated within the popular Dumbarton area and within walking distance of a host of amenities and transport links. This property is sure to appeal to a host of purchasers and is not expected to be available for long! With HDVR Property Tour available, please contact Elevate Property Services for more information.



## Property Information

Welcome to Flat 1/1 3 MacBride Way, this splendid TWO bedroom flat situated on the first floor of a well-maintained building is sure to appeal to a variety of purchasers.

Entry into this well-maintained building is via a secure door entry system providing access to authorised visitors. Upon entering, you are welcomed into the reception hallway which benefits from a storage cupboard and leads to all rooms within this property. The lounge boasts a Juliette balcony overlooking the River Leven and flooding this room with natural sunlight. The fitted kitchen hosts an array of wall and floor units and contrasting worktops, creating a clean and efficient workspace. Ample space is available for the required free-standing appliances. Two well-proportioned bedrooms are available, both of which benefit from excellent fitted storage. Completing this property, is a generously proportioned bathroom which comprises of bath with shower over, wash hand basin and W.C.

Ideally situated within a short distance of sought after schooling, this property is sure to also appeal to families with children of various ages. Also, with excellent transport links to local areas or further afield to Glasgow Airport, Glasgow City Centre, Loch Lomond etc.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## Room Dimensions

Lounge - 5.13m x 4.00m

Kitchen - 3.05m x 2.83m

Bedroom One - 3.60m x 2.81m

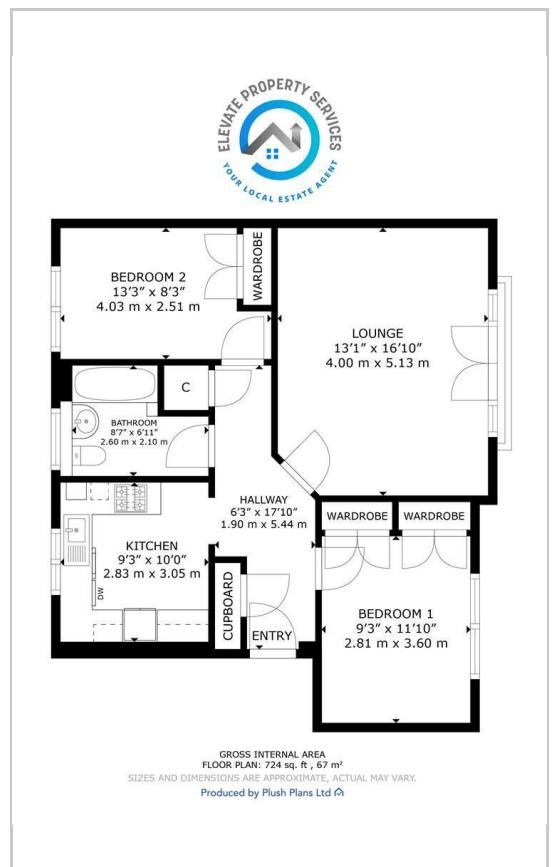
Bedroom Two - 4.03m x 2.51m

Bathroom - 2.60m x 2.10m

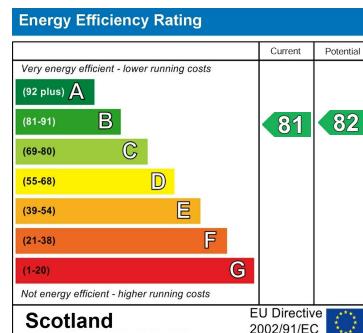
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.