



OFFERS OVER

£73,000

Shandon Crescent

Alexandria, G83 8EX

PROPERTY SUMMARY

Impressive Second Floor Flat, Ideal For First Time Buyers and Investors. This impressive two bedroom second floor flat offers bright, modern accommodation with a stylish interior finish, further enhanced by the current owners' upgrades to both the kitchen and shower room. Situated close to Balloch's excellent amenities, transport links and the scenic attractions of Loch Lomond, the property presents an ideal opportunity for first time buyers or investors seeking a ready to let home in a consistently popular location.

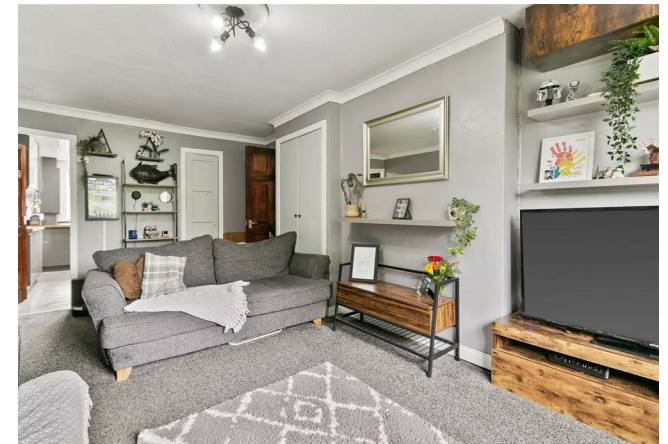
2



1



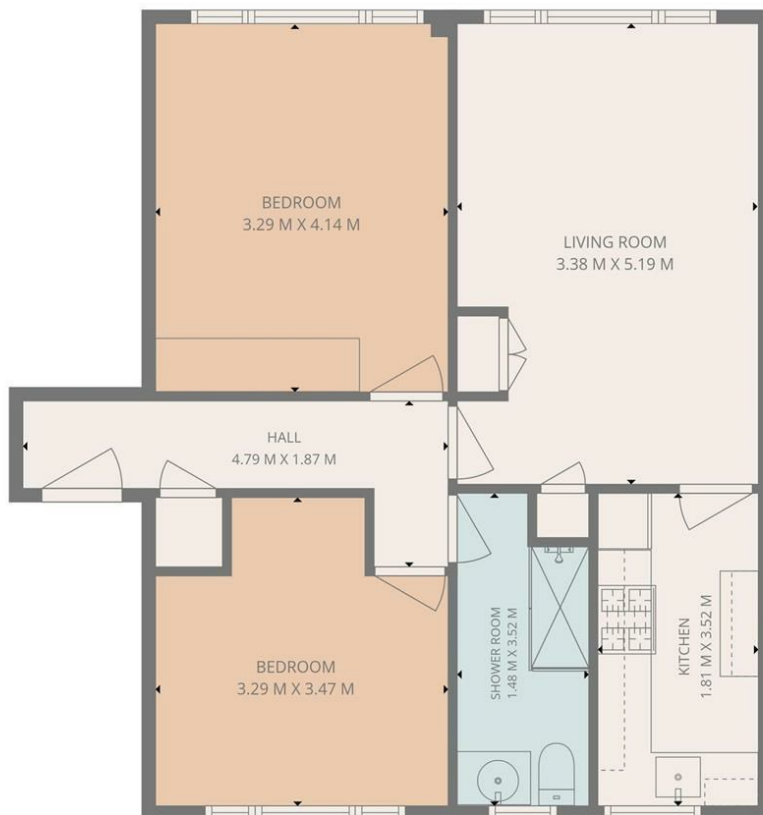
1











LOCAL AUTHORITY

West Dunbartonshire

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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



TOTAL: 61 m2
1st floor: 61 m2
EXCLUDED AREAS: WALLS: 6 m2

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



HAXTON
PROPERTY

OFFICE ADDRESS

15 Station Road
Dumbarton
Dunbartonshire
G82 1SA

OFFICE DETAILS

01389 719000
info@haxtonproperty.co.uk
www.haxtonproperty.co.uk