



Willowbank Gardens  
Alexandria  
G83 9GA

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## Offers Over £240,000

Property Bureau are delighted to bring to the market this magnificent three bedroom semi detached villa offered to the market in true walk in condition, the property has been well maintained and tastefully upgraded by the current owners.

Accommodation: Entrance hallway with W.C located off comprising W.C, wash hand basin, Large formal lounge. French Doors leading to large and well appointed dining Kitchen with an array of wall and base mounted units and a handy breakfast bar. Defined dining area suitable for table and chairs, UPVC french doors to rear gardens the kitchen also benefits from a large storage cupboard with power in it.



Home Report Valuation  
£240,000



Front facing master bedroom with wall length wardrobe assembly and bi-fold doors, newly installed en-suite shower room with mains operated shower assembly, W.C and wash hand basin, The second rear facing double bedroom with built in wardrobe assembly, front facing third bedroom, all bedrooms have ample floor area for free standing furniture. Newly installed family bathroom comprising bath, W.C and wash hand basin. Large double and additional single cupboard on landing and loft access hatch.

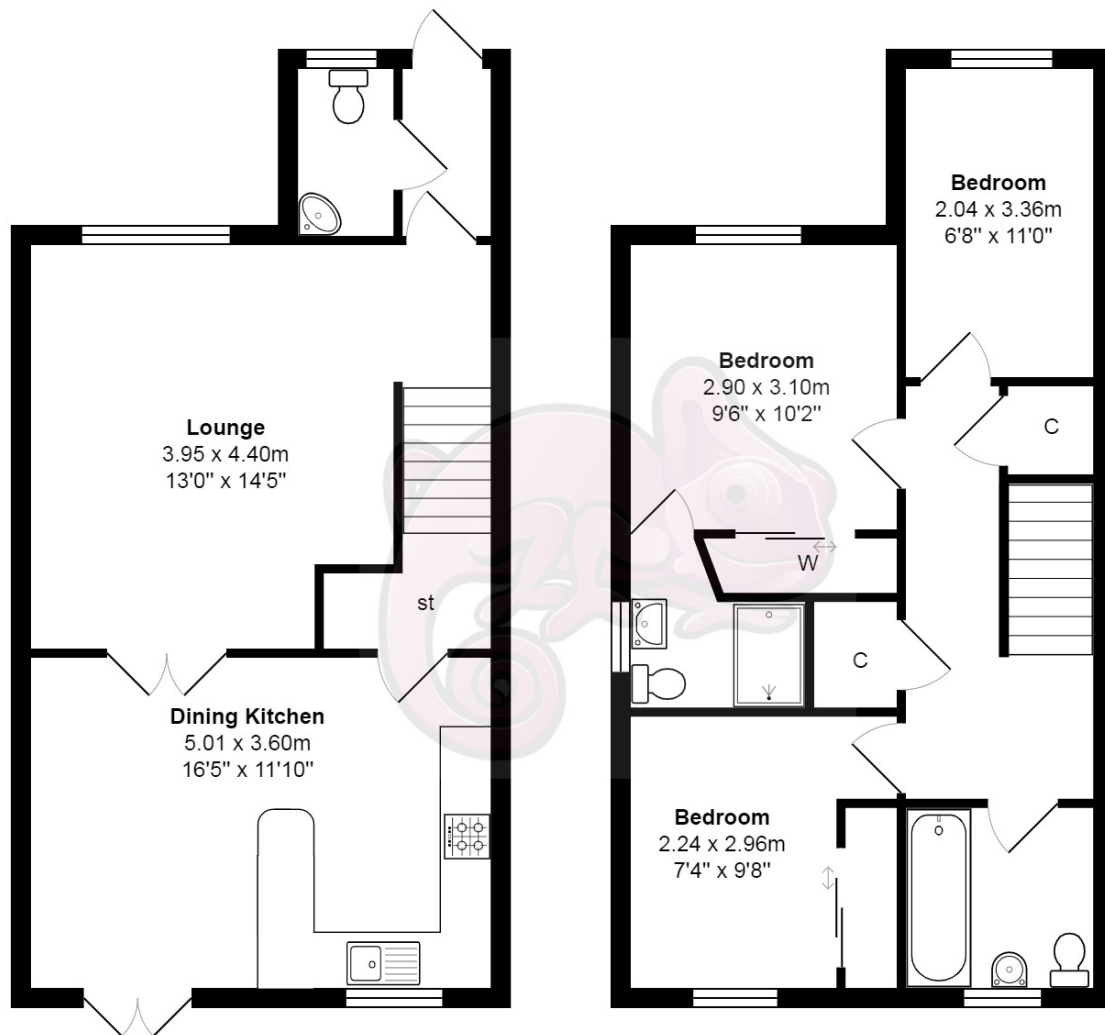


Front garden laid to lawn with multi car driveway. Landscaped rear gardens with decking to the rear of the house and patio area to the side. The rear garden is fully bound by timber fencing and brick wall.



## Vendor Comments

*We purchased this property due to it being a beautiful bright and spacious family home within a well maintained estate. Property has excellent access to local transport links and schools.*



Total Area: 89.4 m<sup>2</sup> ... 962 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Ideally located for the nearby leisure facilities and outdoor activities which Alexandria, Balloch and Loch Lomond have to offer. Childrens nurseries and primary schools are nearby while secondary schooling is available at The Vale of Leven Academy a short walk over Bonhill Bridge. Local shops, inns, hotels and restaurants close at hand. Lomond Shores retail and tourist attraction is approximately two miles. Public transport links are plentiful with railway links to Glasgow offered via regular service from Alexandria station.





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Glasgow   Stirling   **Helensburgh**   Lanarkshire

9 Colquhoun Street, Helensburgh, Dunbartonshire, G84 8AN

[enquiries@propertybureau.co.uk](mailto:enquiries@propertybureau.co.uk)  
01436 674537

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

