



Burn Street, Bonhill  
Fixed Price £40,000  
One bedroom lower cottage flat

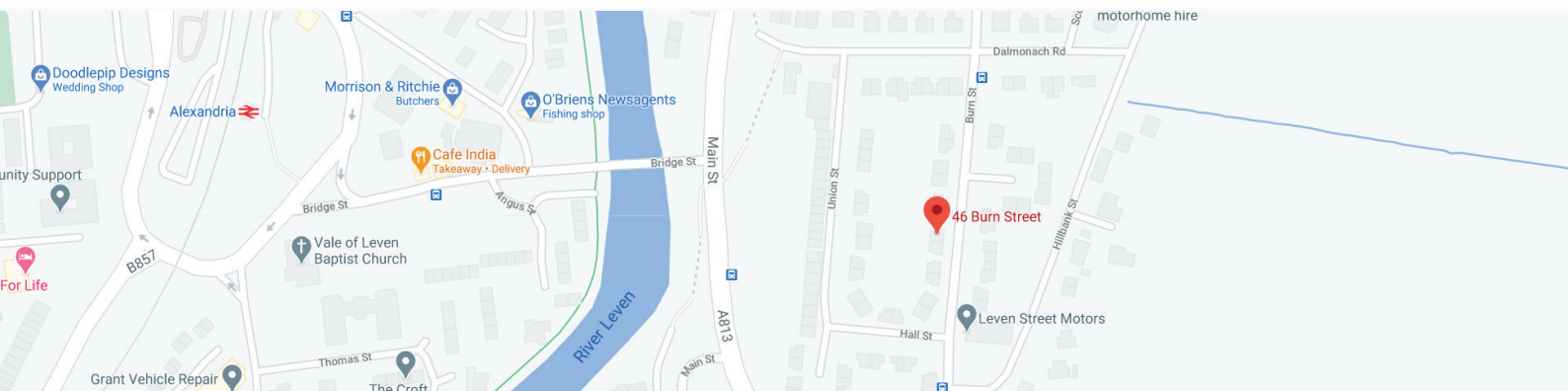




**Ideal investment property for the buy to let market. The agents GPM offer a good size one bedroom lower cottage flat benefiting from both front and rear doors and a good size dining kitchen. Gas central heating**

To the front and rear of the property are pleasing fully enclosed gardens including a timber deck accessed from the rear door.

The overall accommodation comprises entrance to vestibule via white PVC door, large recess cupboard. Timber and glazed door gives access to hallway, direct access to all other apartments from hallway. A good size lounge having double glazed window facing to the front of the property, timber fire surround. laminate flooring and carpeted stairway to upper level accommodation, under stair recess cupboard. The dining kitchen has fitted base and wall mounted storage units and worktops on two walls, free standing gas cooker, plumbing for washing machine, stainless steel sink unit, natural light is gained from double glazed window facing to the rear and white PVC door half glazed giving access to rear garden. There is a good size bedroom situated to the front of the property with ample floor space for free standing furniture, natural light from double glazed window. the main bedroom having fitted mirror wardrobes, all



have ample floor space for free standing bedroom furniture. A modern shower room has a white wc and wash hand basin which is within a vanity unit and large walk in shower cubicle with electric shower within, ceramic tiling to full height on all walls.

To the front of the property is a private garden mainly laid with stone chippings. To the rear is a good size fully enclosed garden including an elevated timber deck accessed from the rear kitchen door. There is also a timber garden shed.

The property location is ideally situated and a few minutes walk from all transport, primary schools and utilities in Alexandria. Balloch is also nearby which includes shopping, schooling and the recently built Balloch campus primary school and recreational facilities such as Balloch Castle Country Park, the Lomond Shores Tourist and Retail Development and the scenic beauty of Loch Lomond.



Energy Rating 'D'

Lounge 15'2" x 11'

Kitchen 11' x 10'

Bedroom 14'8" x 10'3"

## Contact us

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