



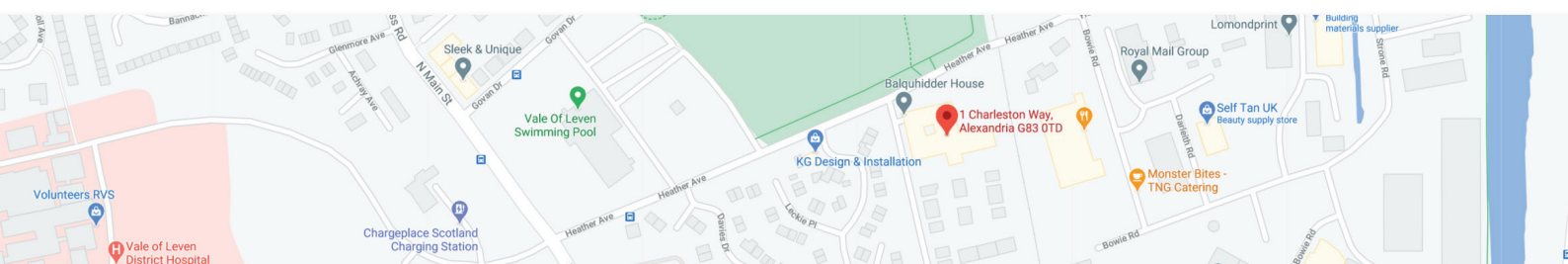
Charleston Place, Alexandria  
Offers Over £197,950  
3 bedroom semi detached villa



**Spacious semi detached villa offering ample floor space and large modern apartments. The agents GPM are delighted to offer a 3 bedroom semi detached villa with the bonus of a good size monoblock driveway and west facing rear garden which includes a timber barbecue hut.**

The subjects are ideal for those looking for a larger than normal property and include an inviting reception hallway which gives access to all lower apartments. The stunning kitchen features prominently in this property and must be viewed to appreciate. There is full double glazing and gas central heating. The property can be viewed via our virtual walk through tour prior to an actual viewing.

The overall accommodation has entry via a timber effect PVC door. A pleasing and good size hallway has carpeted stairway rising to upper level accommodation, recess cupboard below stairs, further full height recess cupboard. Downstairs wc/cloaks has white wc and wash hand basin, opaque double glazed window faces to the front of the property. The spacious and bright lounge has double glazed window to the front of the property. Open plan access to the dining kitchen, double glazed French doors within dining area give access to the rear garden, there is ample floor space for good size dining table. A large fitted kitchen features a superb range of base and wall mounted storage units, extensive work top space includes a breakfasting



bar with integral storage base cabinets, inset gas hob with electric double ovens situated to one side within oven housing, integrated fridge freezer and dishwasher, stainless steel 1 1/2 bowl sink unit.

The upper apartments are accessed via aforementioned stairway in hallway, feature oak balustrade and spindles to upper landing, double glazed window faces to the side of the property, access to the loft is via hatch and pull down ladder. 3 good size bedrooms to the front and rear of the property have ample floor space for free standing bedroom furniture and include in two bedrooms fitted mirror wardrobes. The modern family bathroom has a white suite of fittings comprising of a w.c., wash hand basin and bath with mains shower to wall over bath and screen to side, chrome towel radiator, opaque double glazed window faces to the rear of the property.

The easily maintained west facing rear garden is particularly private and features a barbecue hut complete with chimney and internal seating ideal for entertaining. There is also a good size timber deck. An ideal family garden which is particularly private and not overlooked. To the side of the property is a timber gate giving access to and from the garden.

Whilst enjoying a peaceful cul-de-sac locale the property is ideally situated within a few minutes drive or walking distance to all the amenities in Alexandria and Balloch including shopping, schooling, including 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 almost on your doorstep.





**Energy Rating 'B'**

**Downstairs cloaks/WC**

**Lounge 16'8" x 12'8"**

**Dining Room x 15'9" x 15'5"**

**Kitchen 20' x 11'**

**Bedroom 14'4" x 12'6" (at widest point)**

**Bedroom 12'8" x 10'8"**

**Bedroom 11'5" (at widest point) x 10'**

**Bathroom**

## **Contact us**

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