



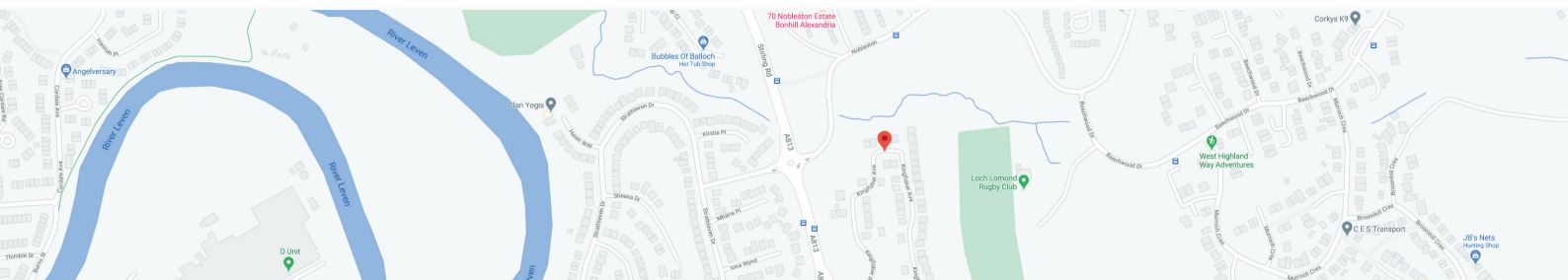
Kingfisher Avenue, Alexandria  
Offers Over £237,950  
4 bedroom detached villa



**This is a good size detached villa offering ample floor space and modern apartments. The agents GPM are delighted to offer a 4 bedroom detached villa with the bonus of an additional small extension built to the rear of the property. There is a downstairs cloaks/wc, and upstairs a family bathroom and a large en suite shower room. To the front is a monoblock driveway, integral garage and entrance to the property.**

The subjects are ideal for those looking for property in a quiet and private situation. Rooms are bright and a good size and 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 black ash door. A pleasing and good size hallway has oak laminate flooring extending throughout the lower apartments, carpeted stairway rises to upper level accommodation. The lounge has double glazed window to the front of the property. A good size dining kitchen features a good range of base and wall mounted storage units in gloss cream with complimentary work top space bordering three walls, inset 4 burner gas hob with electric oven below and extractor canopy above, stainless steel sink unit, full height recess cupboard, ample floor space for good size dining table. Off the kitchen there is open plan access to recent new extension and is versatile in use, double glazed door within the extension gives access to patio and garden. From the kitchen is a good size utility room and plumbing for

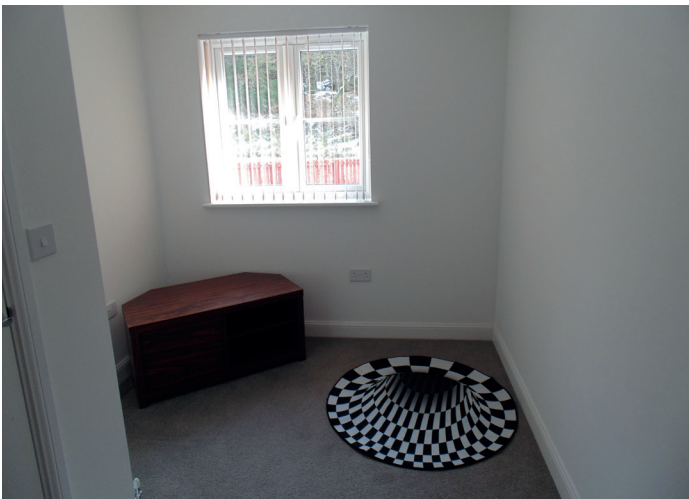


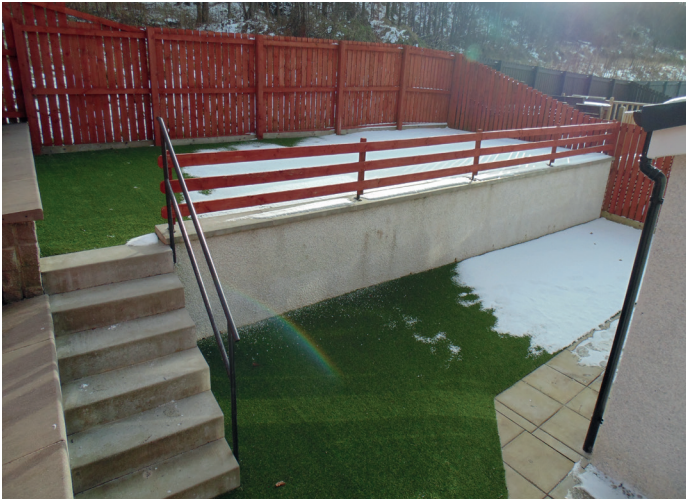
automatic washing machine, white PVC door half glazed gives access to the rear garden. Downstairs cloaks/wc has a white wc and wash hand basin.

The upper apartments are accessed via aforementioned stairway, large upper landing gives individual access to each apartment. Four well proportioned bedrooms to the front and rear of the property have ample floor space for free standing bedroom furniture and include fitted mirror wardrobes, the master bedroom which faces to the front of the property is well appointed and has an ensuite 3 piece shower room having a white w.c., wash hand basin and walk in shower cubicle with electric shower within. The large modern family bathroom has a white suite of fittings comprising of a w.c., wash hand basin and bath, double glazed opaque window faces to the rear.

The tiered and landscaped rear garden has a large elevated sun patio accessed via stone steps to the side of the patio. This is an easily maintained garden using AstroTurf both on the lower and upper level patio areas. An ideal family garden which is particularly private and not overlooked.

Whilst enjoying peaceful surroundings the property is ideally situated within a few minutes drive 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 'C'

Lounge 17'2" x 9'10"

Kitchen 16'9 x 9'6"

Extension 9' x 7'10"

Utility Room 10'3" x 9'7"

Master Bedroom en suite 14' (at longest point) x 11'7"

Bedroom 16'6" (at longest point) x 9'

Bedroom 9'5" x 7'8"

Bedroom 12' x 7'8"

Bathroom

## Contact us

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