



Napierston Road, Alexandria  
Offers Over £164,950  
2 bed semi detached villa



**This modern 2 bedroom semi detached villa located in Kinloch Court benefits from a quiet cul de sac location with each house designed to create bright comfortable living areas and finished to an impressive standard throughout. The property has been carefully planned and laid out to maximise family appeal and would also suit couples and first time buyers.**

To the front of the property is a 2 car driveway with lawn garden to one side. There is gas central heating and double glazing.

The overall accommodation comprises entrance via half glazed dark ash PVC door to welcoming hallway. Laminate flooring extends from the hallway into the lounge and kitchen, carpeted stairway rising to upper level accommodation, under stair storage cupboard. A good size lounge natural light from double glazed window facing to the front of the property. The open plan fitted dining kitchen has an excellent range of taupe base and wall mounted storage units and complimentary work surfaces on 2 walls, inset 4 burner gas hob, electric oven inset within oven housing, 1 1/2 bowl sink unit, natural light is from double glazed window facing to the rear of the property, ample floor space for good size dining table, French doors within dining area give access to the rear garden. Pleasing carpeted stairway has timber balustrade and spindles to one side which extends onto top hallway. The top hallway has a ceiling hatch giving access to the loft. There are 2 good size bedrooms situated to the front and rear of the property, fitted mirror wardrobes to both bedrooms. The main bedroom has an en-suite facility and large shower room having white wc, wash hand basing and walk in shower with mains shower within, opaque



double glazed window faces to the rear. The good size family bathroom has a white wc, wash hand basin and bath, natural light from opaque double glazed opaque window.

To the front is a 2 car monoblock driveway and lawn garden. To the rear of the property is a private and good size fully enclosed garden, includes a paved sun patio and lawn garden. There is a paved pathway to the side of the property with access and entry via timber gate.

The property can be viewed prior to actual viewing via our virtual walking tour. Please contact the agent GPM to arrange an actual viewing. The property location is situated within walking distance of Balloch which includes shopping, schooling and sight seeing such as Balloch Castle Country Park, the Lomond Shores Tourist and Retail Development and the scenic beauty of Loch Lomond.





Energy Rating 'C'

Lounge 15'1" x 9'10"

Kitchen 16'5" x 7'2"

Bedroom 9'6" x 9'6"

Bedroom 9'6" x 8'2"

## Contact us

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