



Millburn Road, Burnbrae
Offers Over £99,950
2 bedroom lower cottage flat



Situated within one of the most sought after locations. The agents GPM would like to offer a 2 bedroom lower cottage flat, located in Burnbrae, which forms a quarter portion within this substantial red sandstone building. Pleasing front aspect with plenty of kerb appeal set within well tended lawn gardens both to the front and rear of the property.

There are 2 good size bedrooms and a fitted dining kitchen which has access to the rear garden. There is gas central heating and double glazing.

The property can be pre viewed from our virtual walk tour letting you see the layout both internally and externally.

The overall accommodation comprises, from the front of the property entrance door gives access to the hallway, double glazed window faces to the side. Good size lounge has double glazed window facing to the front of the property and views over large lawn. A bright dining kitchen has a range of base and wall mounted storage units in white and complimentary work surfaces on 2 walls, free standing gas cooker, stainless steel sink unit, full height recess cupboard, ample floor space for dining table, double glazed window faces to the rear of the property and white PVC door gives access to the rear garden. There are 2 good size bedrooms situated to the front and rear of the property and both have fitted recess cupboards offering ample hanging and storage facilities, ample floor space for free standing bedroom furniture. Wet Room has a white wc, wash hand basin within vanity unit and walk-in shower with electric shower to wall, white gloss cladding to the ceiling has inset spot lighting, complimentary wet wall to full height



on all walls, a bright room having double glazed window facing to the rear of the property.

To the rear of the property there is a good size private lawn garden with access from the kitchen and from the side of the property.

The property location is ideally situated within a few minutes walk of all local amenities in Alexandria. Balloch is also just a few minutes drive away and the famous Balloch Castle Country Park, the Lomond Shores Tourist and Retail Development and the scenic beauty of Loch Lomond.



Energy Rating 'D'

Lounge 15' x 13'

Kitchen 11'3" x 11'9"

Bedroom 12'2" x 11'

Bedroom 11' x 9'

Contact us

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