



**Argyll Street, Alexandria**  
**Offer Over £74,000**  
**One Bedroom Lower Cottage Flat**





Quietly situated in one of the most sought after central locations within Alexandria and a short walking distance to Balloch and Alexandria. The agents would like to offer this delightful one bedroom ground floor cottage flat ideal for the first time buyer or as an investment opportunity.

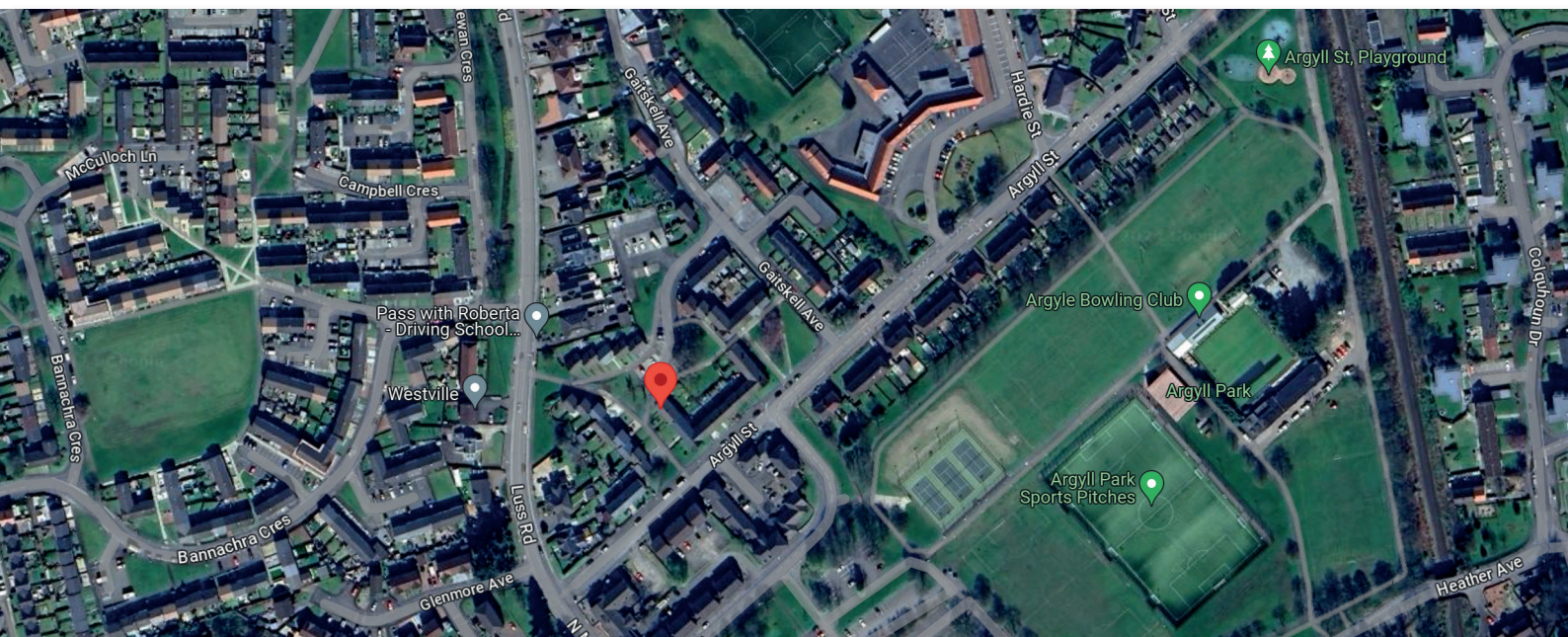
The property has gas central heating and double glazing. A pleasing front aspect to the property has an easily maintained front garden completely enclosed within wrought iron fencing. There is also a good size private rear garden.

The overall accommodation comprises entry via black PVC door to good size bright entrance hallway. A bright spacious lounge having windows facing to the front and side of the property, ample floor space for dining table. A good size and bright fitted kitchen has base and wall mounted storage units in light oak bordering three walls, worktop has inset 5 ring gas hob with extractor above. Double oven is within oven housing, 11/2 bowl sink unit, windows face to the rear of the property. There is a double bedroom with ample floor space for free standing bedroom furniture, window faces to the rear of the

property. A bright modern shower room has a white wc., wash hand basin within vanity unit and large walk in shower cubicle with mains shower, fully tiled to full height on all walls. Chrome radiator, opaque double glazed window faces to the rear of the property.

The rear garden is fully enclosed and laid to lawn accessed from the side of the property.

The property location is ideally situated and walking distance to both Alexandria and Balloch for shopping, restaurants and all amenities including Balloch train station Balloch Campus primary school and nursery, the famous Balloch Castle Country Park, the Lomond Shores Tourist and Retail Development and the scenic beauty of Loch Lomond practically on your doorstep.







- Lounge 15'x13'
- Kitchen 13'x8'
- Bedroom 12'x12'
- EPC Rating 'D'

## Contact us

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