

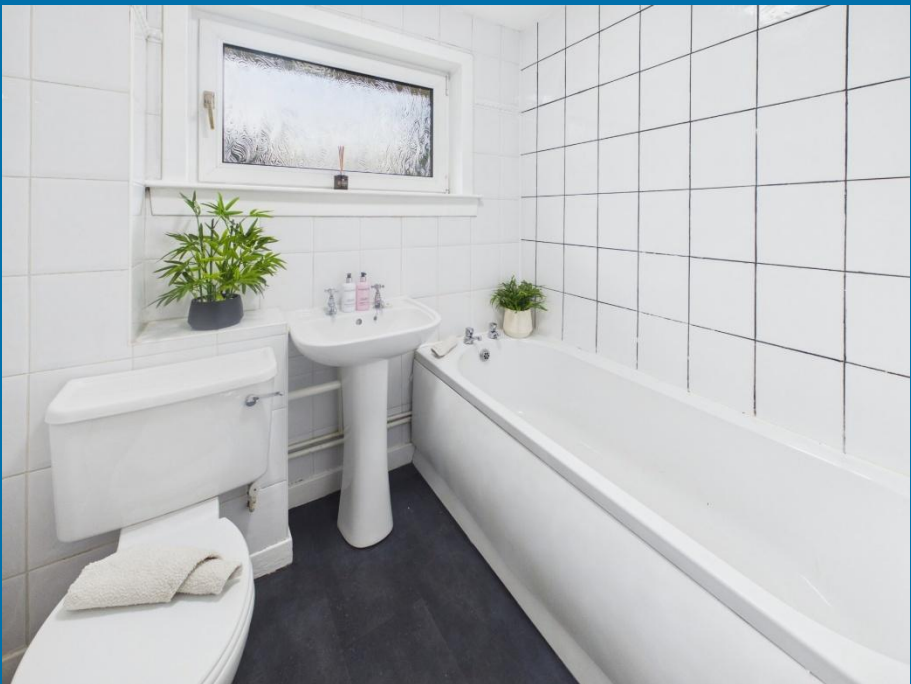


For Sale | St Andrews Lane, Alexandria, G83 0SX



Viewing by appointment only

Phone: 01505 331114 | Email: info@emmersonhomes.com | Address: 36 High Street, Johnstone, PA5 8AH



2 Bedrooms | 1 Public Room | 1 Bathroom

22 St Andrews Lane is a well presented mid terraced two bedroom villa, situated within a sought after pocket of Alexandria. The property enjoys a peaceful setting and benefits from attractive front and rear gardens.

Internally, the property has been freshly decorated throughout, complemented by new carpets. On entering, you are welcomed by a delightful hallway with stairs leading to the upper level.

The ground floor offers a generous lounge with ample space for casual dining and dual aspect views over the surrounding garden grounds. The good sized dining kitchen is fitted with a range of base and wall mounted units, coordinating work surfaces, and an integrated oven, hob and extractor hood. There is ample space for freestanding white goods, while a door provides direct access to the rear garden.

On the upper level, there are two superbly proportioned double bedrooms. The principal bedroom is particularly generous in size and enjoys a pleasant outlook over the front of the property, while the second bedroom overlooks the rear garden.

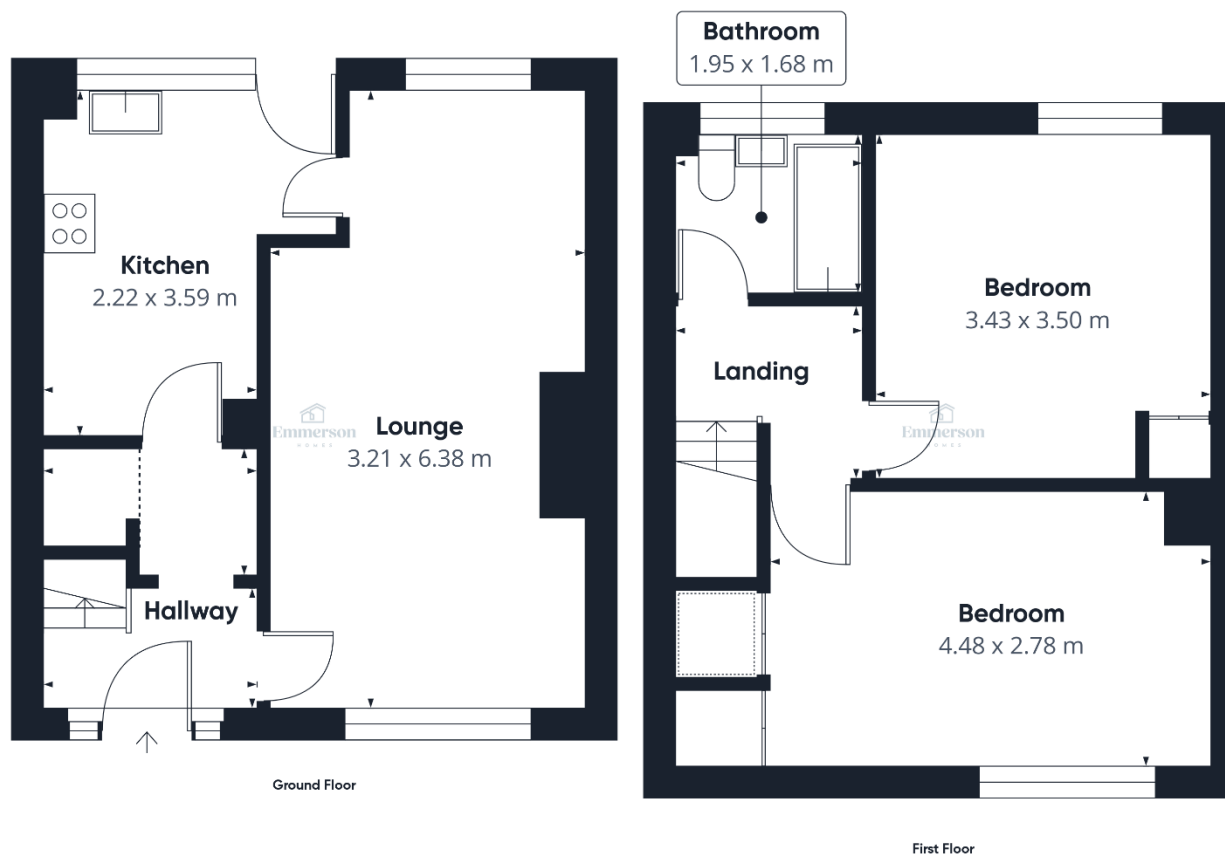
Completing the accommodation is the family bathroom, which features a coordinating white suite comprising a bath, WC, wash hand basin and electric shower.

Further benefits include double glazing throughout and gas central heating. Externally, the property enjoys well maintained front and rear gardens, providing attractive outdoor space. There are numerous parking bays located at either end of the terrace, providing convenient parking for residents and guests.

St Andrews Lane enjoys a pleasant residential setting adjacent to Bonhill Bridge and the River Leven. The property is ideally positioned for access to the wide range of amenities available in Alexandria. Just a short walk from the local Train Station. Main Street offers a variety of shops and services, while excellent transport links provide convenient access to Glasgow City Centre, Dumbarton and Helensburgh.

The area also offers an excellent choice of educational facilities, with a variety of nurseries, primary schools and secondary schools available locally.





Approximate total area⁽¹⁾
64.8 m²

Reduced headroom
1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

