



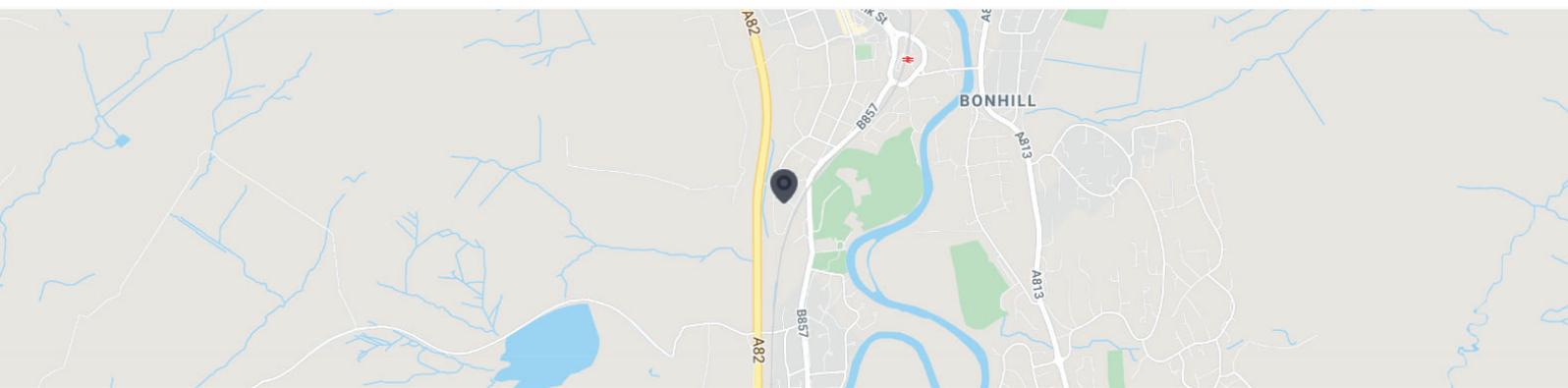
Turnbull Crescent, Burnbrae  
Fixed Price £74,500  
Fully modernised 2 bedroom upper cottage flat



**Well appointed upper cottage flat. The agents GPM are delighted to offer a 2 bedroom flat benefiting from a quiet location just off the main road through Burnbrae and only minutes walk from all the local amenities in Alexandria.**

The subjects, have been fully modernised and include, among others, a fitted kitchen with white base and wall mounted storage units and a modern bathroom. There are 2 double bedrooms which include floor standing bedroom wardrobes in both rooms. The property has gas central heating and double glazing.

The overall accommodation comprises a pleasing 'L' shaped entrance hallway, large recess cupboard. A good size lounge with natural light from double glazed window facing to the front of the property, to focal point there is a timber fire surround on a marble hearth and matching back panel, stove effect electric fire. From the lounge is access to the kitchen featuring base and wall mounted storage units in white with complimentary worktops on three walls, free standing gas cooker, inset, composite sink unit, natural light is gained from double glazed window facing to the rear of the property. Two double bedrooms situated to the front and rear of the property and have ample floor space for free standing bedroom furniture, free standing wardrobes on display are included. A modern bathroom features a white wc, wash hand basin and bath complimentary ceramic tiling to



full height on all walls and to floor, chrome towel radiator, double glazed opaque window faces to the rear of the property. To the rear of the property is access to a peaceful and private garden having many interesting features and has to be viewed to appreciate.

The property whilst enjoying quiet residential surroundings, is ideally situated within walking distance of all the local Christie Park and all the amenities in Alexandria including Christie Park primary school. Balloch including shopping, schooling which includes 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 are all a few minutes drive from the property.



Lounge: 15'3" x 12'  
Kitchen: 8'4" x 8'10"  
Bedroom: 14' x 11'  
Bedroom: 11' x 9'

ENERGY RATING D

## Contact us

GPM Estate Agents  
93 Main Street,  
Alexandria,  
G83 0NX

01389 721200  
www.gpmproperty.com  
enquiries@gpmproperty.com

