



Nobleston, Bonhill Alexandria  
Offers Over £56,950  
2 bedroom top floor flat



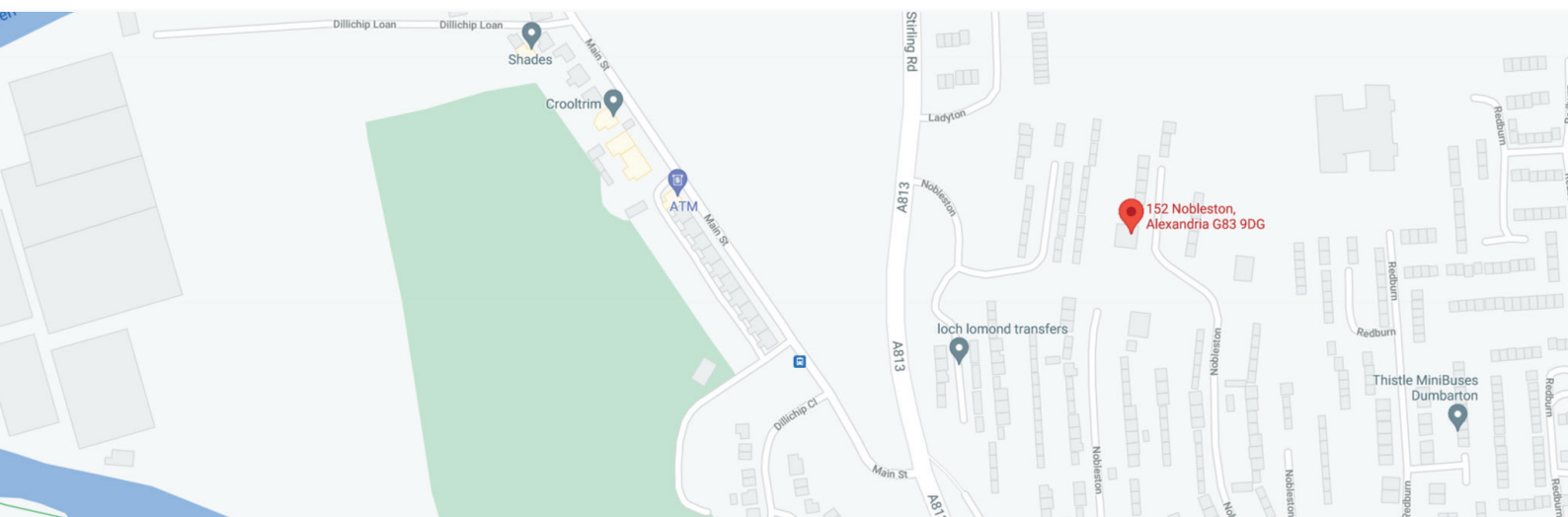


**Superb property and walk in condition ideal for the first time buyer also ideal as an investment property for the buy to let market. The agents GPM offer a bright and spacious 2 bedroom upper flat which has a fitted kitchen and modern bathroom. Gas central heating and double glazing.**

The property nestles within pleasing landscaped lawn gardens and has superb uninterrupted views towards the Carman hills. Credit to the present owners for the quality of fixtures and fittings on offer.

The property can be pre viewed via the GPM video walk tour.

Security entrance to well tended closeway. A bright and pleasing upper landing has good natural light from skylight windows. On this level a PVC entrance door gives access to an 'L' shaped hallway, large recess cupboard. A bright and good size lounge has double glazed windows facing to the side and rear of the property, superb views towards the Carman Hills, ornate plaster fire surround on marble hearth with matching back panel, two full height recess cupboards, to the rear of the lounge is a ceiling hatch with pull down ladder giving access to a large loft fully floored presently being used as an artist studio, good natural light from velux window. The kitchen features a range of base and wall mounted storage units in white and grey, free standing gas cooker with extractor over, plumbing for washing machine, natural light from window facing to the



side. Bedrooms are both doubles and are situated to the side of the property, in main bedroom there are 3 door fitted mirror wardrobes, fitted furniture in other bedroom includes over bed wall mounted storage units, a ceiling hatch with pull down ladder gives access to loft and ample storage space. A modern bathroom room has a white wc and wash hand basin which is within a vanity unit and bath with electric shower over and screen to side, quality floor and wall coverings.

The property location is within walking distance of bus and train services including primary schools and utilities in Alexandria. Balloch is also nearby which includes shopping, schooling and 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.



Energy Rating 'D'

Lounge 18' x 13'5"

Kitchen 10'7" x 7'

Bedroom 14' x 9'

Bedroom 13'5" x 9'

## Contact us

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