




McEwan Fraser Legal

Solicitors & Estate Agents

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1 Haran Road

BALLOCH, ALEXANDRIA, G83 8HP

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The property enjoys an excellent location within the much sought after village of Balloch, situated within Loch Lomond National Park. Balloch itself is positioned on the shores of the immensely beautiful

Loch Lomond and has a range of local amenities including shops, bars, restaurants and the local park. A very short stroll from the property is the train station, allowing easy commuting to Glasgow City

Centre (around forty minutes) and surrounding areas. There are also excellent road links allowing quick commuting to Glasgow, Scotland's West Coast and the central belt motorway network.



LOCH LOMOND SHORES, TOURIST INFORMATION, TULLIE INN

1 Haran Road BALLOCH, ALEXANDRIA, G83 8HP

McEwan Fraser is delighted to present this charming three bedroom, semi-detached, house to the market. Enjoying an excellent location in a sought after residential pocket, the property enjoys ample gardens and generous proportions throughout. Internally, the property has been finished to an exacting standard and early viewing is highly recommended.

Entering the property, you find a bright, welcoming hallway which includes a ground floor WC. The through reception is immediately to your right. A dual aspect room, there are floods of natural light to compliment a lovely contemporary theme to the decor. The fantastic floor space on offer can

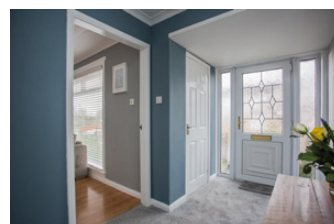
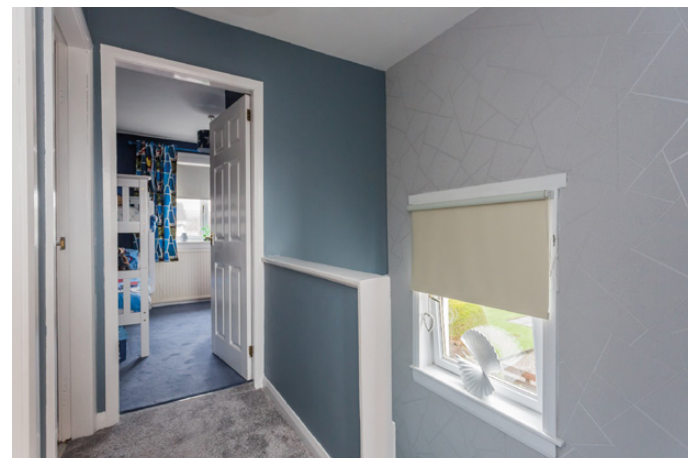
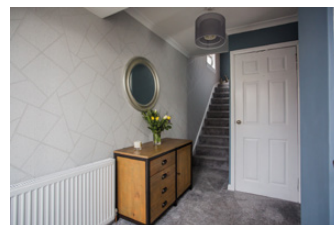
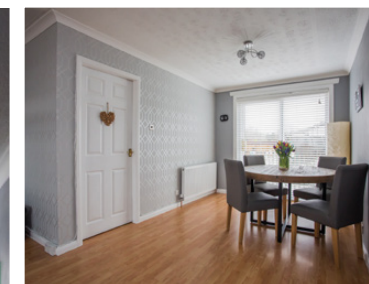
happily accommodate a large suite and a dining table. A patio door opens onto the rear garden. The kitchen is accessed from the reception room and it has been finished to an exacting standard. Comprising a generous range of base and wall mounted units, the kitchen offers ample prep and storage space. Gas hob, electric oven and cooker hood are integrated alongside a slimline dishwasher and further, free-standing appliances.

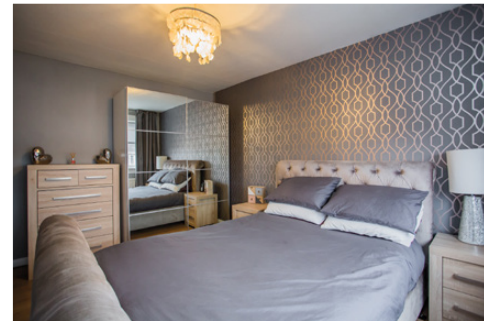
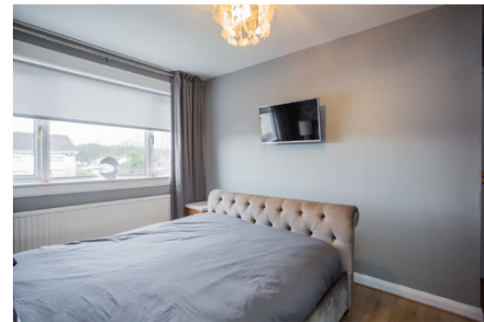
Climbing the stairs, the first-floor landing gives access to the three well-proportioned bedrooms, bathroom and a large loft space for additional storage. The master bedroom faces

the front of the property and offers great flexibility. The space on offer can accommodate a flexible range of furniture. The second double bedroom overlooks the rear garden and benefits from an integrated cupboard. The third bedroom is a generous single but can accommodate a double bed if needed. The accommodation is completed by a tiled bathroom with white suite.

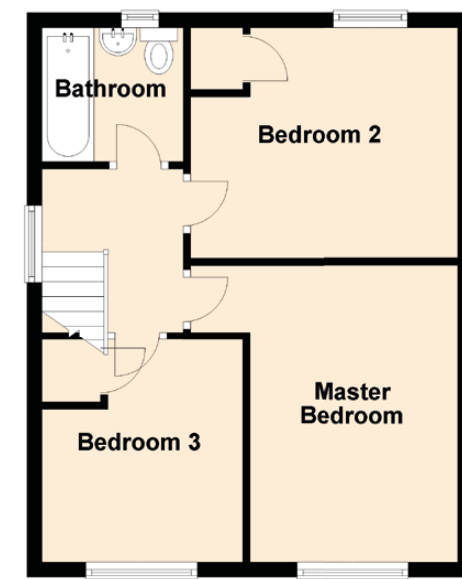
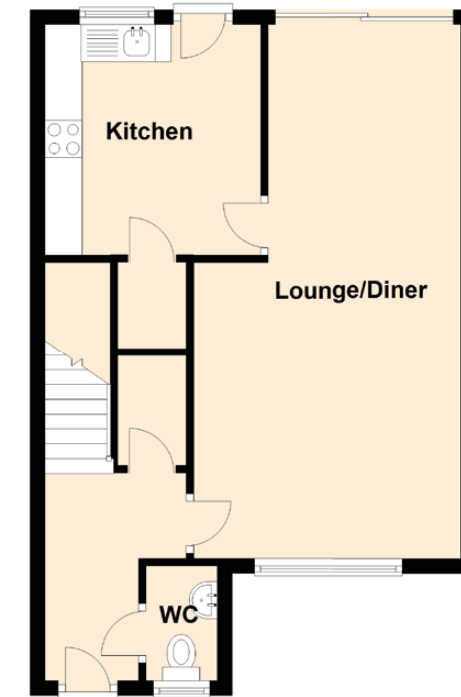
For extra warmth and comfort, the property boasts gas central heating and double glazing.

Externally, the property enjoys private front and rear gardens, which are laid to lawn, and a driveway.





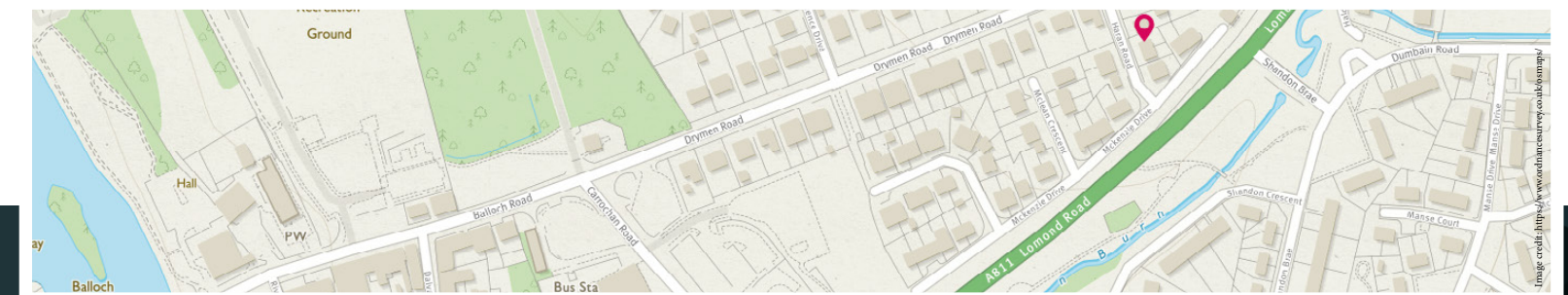
Specifications FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	7.20m (23'7") x 3.60m (11'10")
Kitchen	3.10m (10'2") x 2.90m (9'6")
Master Bedroom	4.00m (13'1") x 2.80m (9'2")
Bedroom 2	3.60m (11'10") x 3.10m (10'2")
Bathroom	1.90m (6'3") x 1.80m (5'11")
Bedroom 3	3.00m (9'10") x 2.70m (8'10")
WC	1.20m (3'11") x 0.96m (3'2")

Gross internal floor area (m²): 85m² | EPC Rating: D






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**Part
Exchange
Available**

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