




McEwan Fraser Legal

Solicitors & Estate Agents

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15 Shandon Brae

BALLOCH, WEST DUNBARTONSHIRE, G83 8ET



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.





McEwan Fraser Legal are delighted to offer for sale this 3 bedroom, semi-detached house, enjoying an excellent location in a sought after residential area. This property would be a superb acquisition for either a first time or investment buyer.

The room dimensions are generous, and the accommodation has been arranged to offer flexibility and a high level of individuality and will comfortably provide for a growing family. In more detail, the property consists of a welcoming entrance hallway with ample storage.

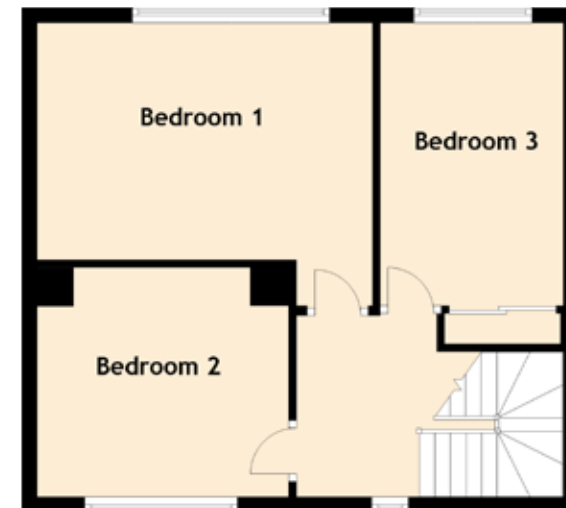
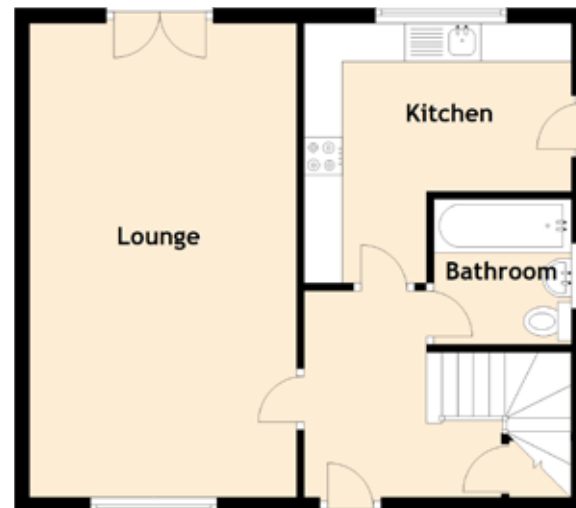
The immediately impressive lounge with feature fireplace, double glazed dual aspect window and patio doors which floods the room with natural light. The patio doors giving access to the rear garden. This room also offers sufficient space for almost any furniture configuration. The spacious kitchen includes a good range of floor and wall mounted units with matching worktop. It further benefits from an integrated oven, hob and extractor hood. The rear garden can also be accessed from this area.





On the upper level of this family home, there are three well-proportioned bedrooms, two having aspect over the rear garden the other over the front. The family bathroom which comprises of a fresh 3-piece suite and complimented with matching floor and wall tiles.

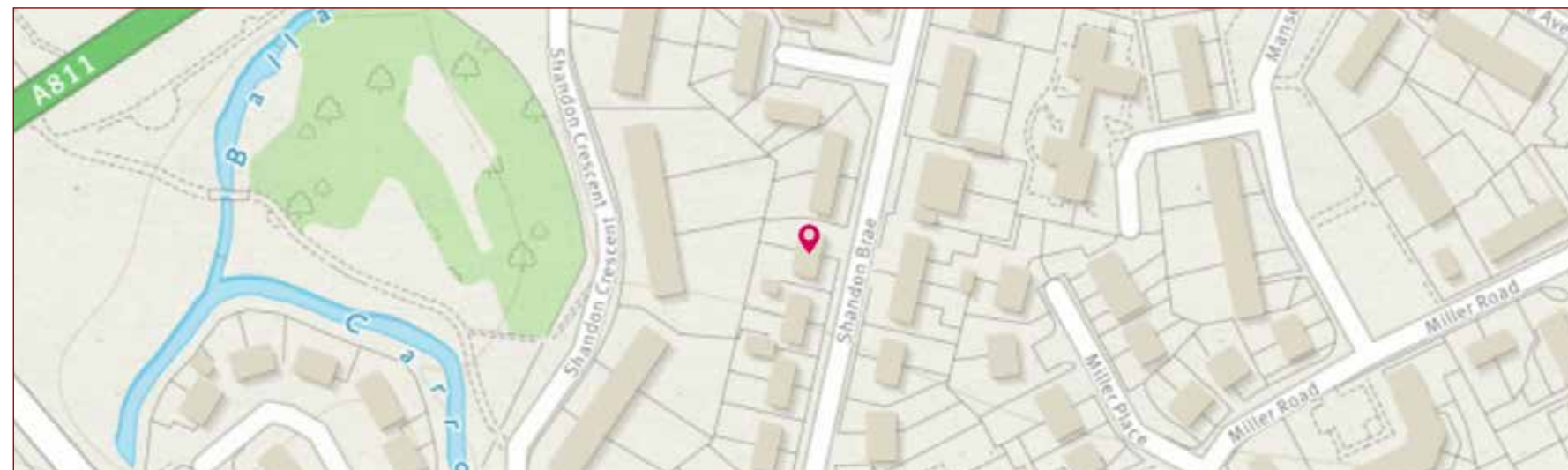
Externally the property benefits from secure off-street parking to the front in form of monobloc drive sufficient to house 3 cars and the rear garden grounds are both child-secure and low maintenance in form of a decked section situated under a lean-to shelter. This family home also includes both double glazing and gas central heating supplying the radiators, for additional warmth and comfort.



Approximate Dimensions
(Taken from the widest point)

Lounge	6.20m (20'4") x 3.50m (11'6")
Kitchen	3.50m (11'6") x 3.40m (11'2")
Bedroom 1	4.40m (14'5") x 3.90m (12'10")
Bedroom 2	3.30m (10'10") x 3.00m (9'10")
Bedroom 3	3.90m (12'10") x 2.40m (7'10")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m²): 87m²
EPC Rating: D





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