



Granger Road, Balloch  
Offers Over £114,950

Rarely available 2 bedroom mid terrace villa

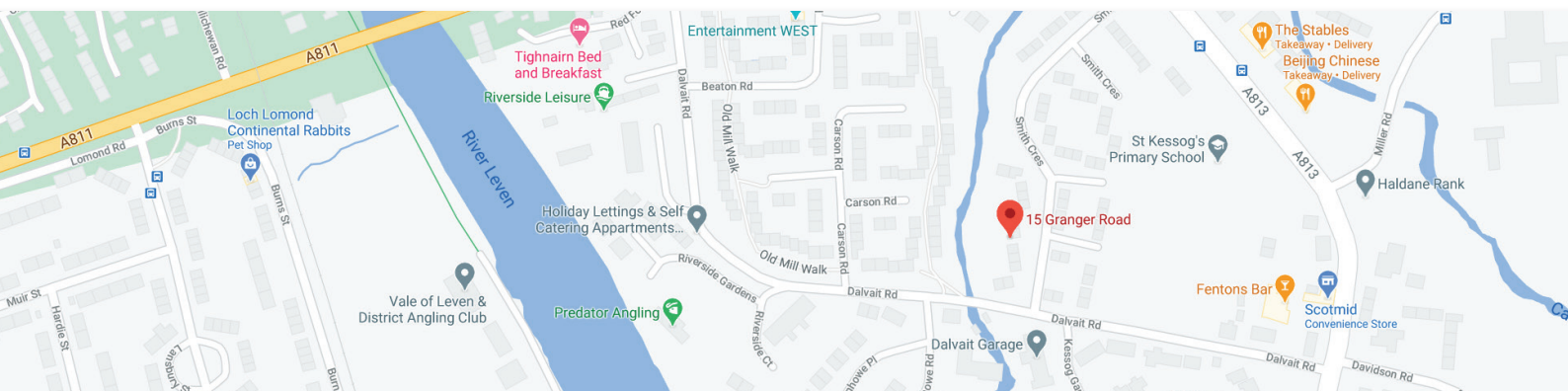


Rarely available and in one of the most sought after locations in Balloch. GPM are delighted to offer this 2 bedroom mid terrace villa ideal for viewers who are looking for a property which is centrally situated in Balloch and combines a modern interior with good size west facing gardens for outside living.

The subjects, have been upgraded by the current owners and include amongst others, a new fitted kitchen with base and wall mounted storage units in high gloss white. New PVC soffits fascia and gutters have been fitted. The property has gas central heating and double glazing.

To the front of the property is a good size garden with paved pathway, having stone chippings to each side, which leads to the front entrance door.

The overall accommodation comprises, via white PVC door, a bright and pleasing entrance hallway, oak laminate flooring extends into the kitchen, carpeted stairway rises to upper level accommodation, under stair recess cupboard. A good size lounge has ample floor space for a dining table if required, natural light from double glazed windows facing to the front and rear of the property. The kitchen features an ample range of base and wall mounted storage units in high gloss white with complimentary worktops on 2 walls, ceramic tiling to splashback, inset gas hob with



electric oven below and extractor canopy above, stainless steel sink unit, white gloss cladding to ceiling has inset spot lighting, natural light is gained from double glazed window facing to the rear of the property and PVC door giving access to the garden. Upstairs there are 2 good size double bedrooms situated to the front and rear of the property and all have ample floor space for free standing bedroom furniture, recess cupboard in the main bedroom. A modern bathroom features a white wc, wash hand basin and bath with mains shower over, shower screen to side, natural light is from double glazed opaque window facing to the rear of the property. A ceiling hatch in the top hallway gives access to the loft space.

To the rear of the property is a large fully enclosed west facing garden which combines a paved patio and lawn. This is a private garden and ideal for entertaining. Timber garden shed.

The property is ideally situated within minutes walking time to all of the local amenities in Balloch which include shopping, transport, schooling including 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 18'6" x 11'

Kitchen 11' x 6'6"

Bedroom 14'9" x 9'

Bedroom 11'5" x 10'

## Contact us

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