



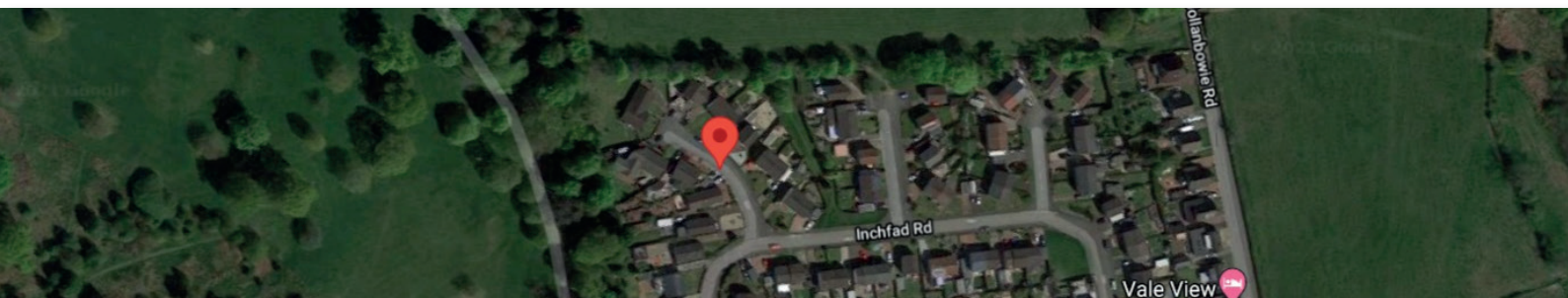
Inchfad Road, Balloch
Offers Over £275,000
3 bedroom detached villa



Sought after quite location minutes walk from Balloch Castle country park and the views of Loch Lomond. The agents GPM would like to offer this delightful 3 bedroom detached villa particularly targeted at those wanting the quiet perfect location and good size easily maintained gardens.

This rarely available property has a cul de sac situated within Inchfad Road and has been fully modernised. There are 3 good size bedrooms, a fitted kitchen, a modern wet room and downstairs cloaks. There is a large driveway leading to a single garage at the side of the property. The subjects can be pre viewed from our virtual walk tour letting you see the layout both internally and externally.

A pleasing front aspect to the property with loads of kerb appeal, the garden displays a combination of paving design and stone chippings. Open porch has inset spot lighting. White PVC door half glazed gives access to the hallway, glazed panels to each side of entrance door, carpeted stairway gives access to upper apartments. Downstairs cloaks has a white wc and wash hand basin, ceramic tiling to half height on walls, inset spot lighting to ceiling. All bespoke timber and glazed doors and access to the lounge, living flame gas fire to wall, double glazed window faces to the front of the property offering private views. Matching French doors give access to the dining room and complimented by fitted timber and glazed cabinets to each side, double glazed window faces to the rear of the property, ample floor space for good size dining table. Timber and glazed door gives access to a bright fully



fitted kitchen, base and wall mounted storage units in white, complimentary worktops has inset ceramic hob, electric oven below, extractor above, integrated dish washer, large walk in pantry, inset spot lighting to ceiling, double glazed window faces to the rear, access to the garden is via PVC door half glazed to the rear porch, glazed panels on 2 sides with white half glazed PVC door giving access to the rear garden. The top landing has a double glazed window facing to the side of the property, timber balustrade and spindles, 2 recess cupboards, ceiling hatch gives access to the loft. There are 3 good size bedrooms situated to the front and rear of the property, fitted recess cupboards. A bright modern wet room has a white wc, wash hand basin and large walk in shower enclosure with fixed glass screen, mains shower within, double glazed window faces to the rear of the property, ceramic tiling to full height on all walls. The rear garden is private easily maintained and fully enclosed with timber fencing. It features paving design patios and an ideal sun trap. Stone steps rise to further patio areas within this large garden. A timber gate to the rear of the garden gives direct access to Balloch castle country park and the views of Loch Lomond. The garage can be accessed from the rear garden and from the front is an up and over door. Timber gates to each side of the property give access to and from if required.

The village of Balloch is within walking distance or a short drive to shopping and amenities including the recently built Balloch Campus primary school, Balloch Castle Country Park a minutes walk, the Lomond Shores Tourist and Retail Development and the scenic beauty of Loch Lomond on your doorstep.





Energy Rating 'D'

Lounge 14'9" x 11'10"

Dining Room 8'8" x 8'2"

Kitchen 10' x 9'

Bedroom 13'9" x 11'8"

Bedroom 12' x 10'

Bedroom 10' x 9'

Contact us

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