



Ladyton, Bonhill  
Offers Over £53,000  
2 bedroom upper maisonette



**Spacious 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 maisonette which has the advantage of having been refurbished which includes a new roof and exterior cladding. There is gas central heating and double glazing.**

The property nestles within quiet pleasing gardens and has superb uninterrupted views towards the Carman hills.

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

Security entrance to well tended closeway. PVC entrance door gives access to an 'L' shaped hallway, large walk in recess cupboard, 2 further recess cupboards. A bright and good size lounge has double glazed windows facing to the front and side of the property, superb open views towards the Carman Hills. The kitchen features a range of base and wall mounted storage units in gloss cream, inset ceramic hob with electric oven below, plumbing for washing machine, natural light from double glazed window facing to the front again superb views towards the carman hills, shelved recess cupboard. Bedrooms are both doubles and are situated to the front and side of the property, in main bedroom there is a large walk in dressing recess, second bedroom large recess cupboard, ample floor space for free standing bedroom furniture. A modern bathroom room has a white wc, wash hand basin which is within a vanity unit and bath with electric shower over and screen to side, Complimentary ceramic tiling to full height on all walls.



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 'C'**

**Lounge 18' x 11'3"**

**Kitchen 10'7" x 7'**

**Bedroom 12'x 11'10"**

**Bedroom 9'x8'9"**

## **Contact us**

**GPM Estate Agents**

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