



## Lennoxbank House, Dalvait Road, Balloch Offers Over £189,950

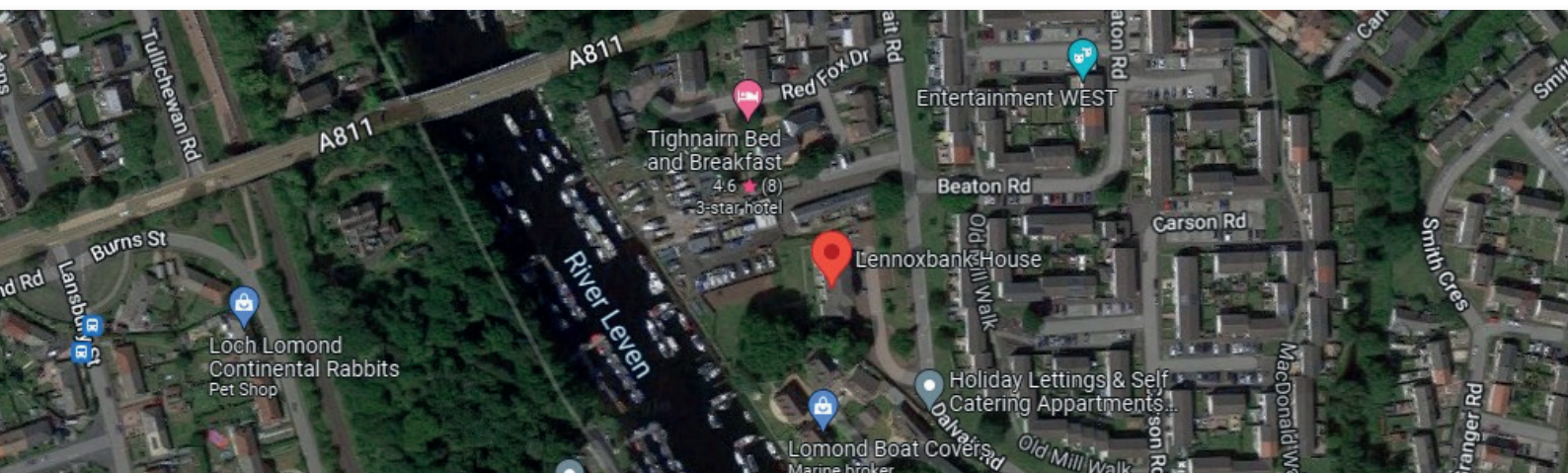
Luxury 2 bedroom ground floor apartment



**LUXURY GROUND FLOOR** apartment set within fantastic garden grounds at Lennoxbank House. The agents GPM are delighted to offer a luxury flat enjoying immediate views over landscaped residents gardens towards the River Leven with access to the private veranda from the French doors within the lounge. Laminate flooring extends throughout the property.

There are 2 double bedrooms the main bedroom having an ensuite shower room. There is security entrance to a well-tended carpeted residents hallway with access to the main door of the property.

The overall accommodation comprises a spacious hallway and entrance featuring laminate flooring which seamlessly extends into all rooms, full height storage cupboard. French doors give access from the hallway into the spacious and bright lounge and features further French doors giving access to the vranda and landscaped west facing rear gardens and private patio. A dining kitchen accessed from the hallway with double glazed window to the rear, features a range of base and wall mounted storage units in beech with complimentary work surfaces, inset to work surface is a 4 burner gas hob with extractor above and electric oven below, ample floor space for good size dining table, inset spot lighting to ceiling. The main bedroom faces to the front of the property is well appointed and has an ensuite shower room, ample floor space for free standing bedroom furniture. The ensuite features a white w.c., and wash hand basin and walk in shower cubicle with electric shower within, ceramic tiling to full height on all walls, chrome towel radiator. The second bedroom again carpeted faces to the front of the property and has built in mirror wardrobes. The family bathroom is modern has a white suite of fittings comprising of w.c., wash hand basin and bath, inset spot lighting to ceiling.



The property is set within stunning and well maintained residents garden grounds with the Oak tree being the central feature. Residents patio areas and gardens are wholly bound by stone walls and timber fencing. Additional benefits include gas central heating, double glazing, close entry system and large monoblock residents and guest car park.

Lennoxbank House, whilst enjoying peaceful residential surroundings, is ideally situated within walking distance of all the amenities in Balloch including shopping, 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 almost on your doorstep. Energy Rating 'C'



## Contact us

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