



Colquhoun Drive, Rosshad  
Offers Over £77,950  
2 bedroom mid terrace villa





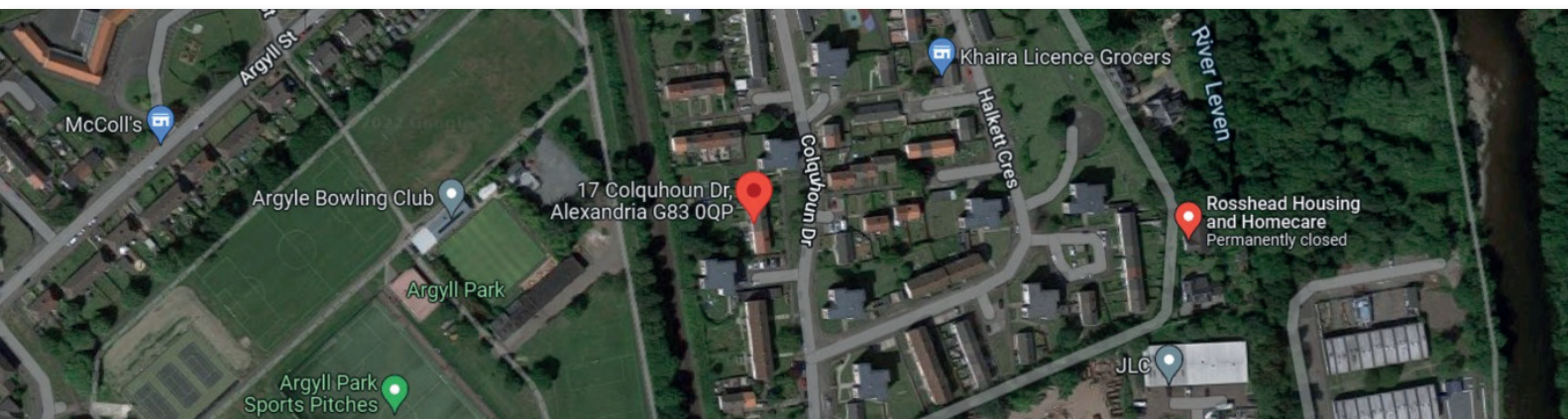
**Ideal property for the first time buyer. The agents GPM would like to offer this delightful 2 bedroom mid terrace villa particularly targeted at those setting up home for the first time and looking for not only good internal floor space but a property which has a west facing garden.**

The property has 2 good size bedrooms with fitted wardrobes, a fitted kitchen and modern bathroom. There is gas central heating and double glazing.

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 which has an open porch with pitched roof and glazed side panels, fully enclosed garden, mature planting and easily maintained.

The overall accommodation comprises a bright entrance hallway via white PVC door, stairs rise to upper accommodation and have balustrade and spindles to one side, under stair storage. Good size bright lounge having double glazed windows facing to the front and rear of the property, ample floor space for good size dining table. electric panel heater to wall. A bright kitchen has base and wall mounted storage units in white, inset electric hob with electric oven below, composite white sink unit, double glazed window faces to the rear of the property and double glazed door gives access to the rear garden. Upstairs, the upper landing has a ceiling



hatch giving access to the loft. There are 2 good size bedrooms situated to the front and rear of the property and both have ample hanging and storage space including fitted wardrobes extending along one wall. A bright bathroom has a white wc, wash hand basin and bath with electric shower over and screen to side, ceramic tiling to full height on bath and shower walls, opaque double glazed window faces to the rear of the property.

The rear garden is easily maintained being laid with paved slabs and stone chipping, private and fully enclosed. Ideal sun trap and westerly facing.

The property location is ideally situated for both Alexandria and Balloch village and all within walking distance to shopping and amenities including the recently built Balloch Campus primary school, the famous Balloch Castle Country Park, the Lomond Shores Tourist and Retail Development and the scenic beauty of Loch Lomond almost on your doorstep.



Energy Rating 'D'

Lounge 21' x 10'3"

Kitchen 10'9" x 7'9"

Bedroom 12'3"x9'7"

Bedroom 11'x 8'6"

## Contact us

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