



Castle Avenue, Balloch  
Offers Over £175,000  
3 bedroom extended semi detached villa

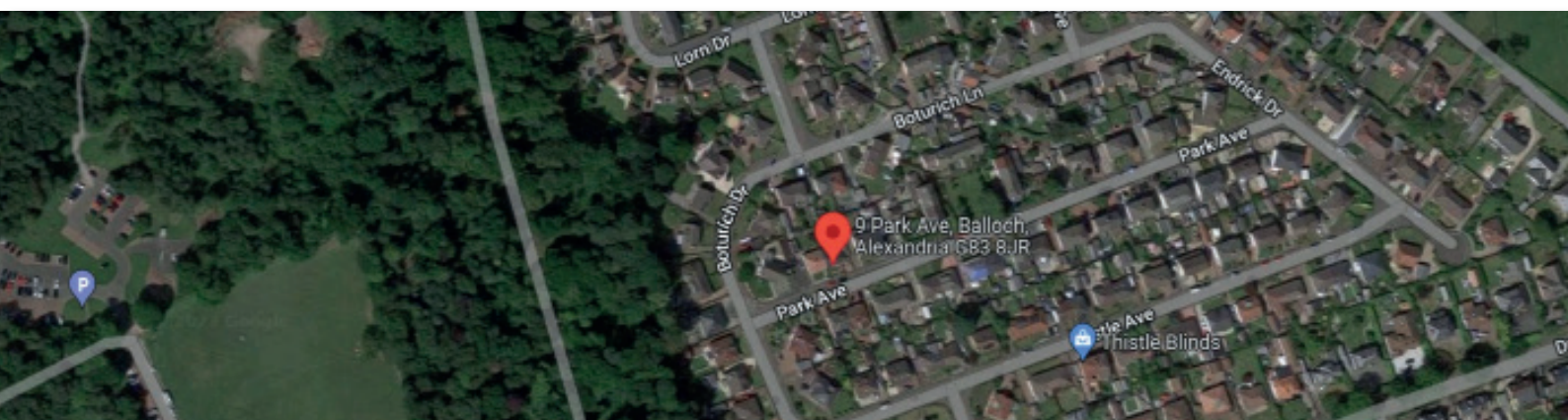




**Situated within Castle Avenue the subjects has been priced to reflect the need for modernisation and ideal for those wanting to put their own stamp on a property. There is a large driveway and single car garage to the side of the property. Gas central heating and double glazing.**

Sought after location within the Mollanbowie Estate in Balloch and minutes walk from Balloch village, Balloch Castle country park and the views of Loch Lomond. The agents would like to offer this extended 3 bedroom semi detached villa particularly targeted at those looking for a property at a competitive price and one which requires full modernisation. The property benefits from having a large extension to the rear. The subjects can be pre viewed from our virtual walk tour letting you see the layout both internally and externally.

White PVC entrance doors gives access to the front porch. White PVC door gives access to the entrance hallway, stairway gives access to upper apartments, under stair storage. A good size bright lounge has window facing to the front of the property, brick fire surround and tiled hearth. The kitchen accessed from the hall has a range of base and wall mounted units in white, worktops on 2 sides, inset 4 ring gas hob with double oven within housing to one side, stainless steel sink unit, timber and glazed door gives access to the rear porch, within white half glazed PVC door gives access to the rear garden. Large room versatile in use and accessed from the entrance hallway has patio doors facing to the rear of the property. The top landing has a window facing to the side of the property, ceiling hatch, access via pull down ladder, gives access to a large fully floored loft, natural light from velux window. There are 3 bedrooms situated to the front and rear of the property with ample floor space in each for free standing



bedroom furniture. A bright bathroom has a white wc, wash hand basin and bath with electric shower over, opaque window faces to the rear of the property. Stone steps to the rear give access to the rear garden. A large driveway has ample parking for multiple cars, single garage has up and over door.

This is a property requiring modernisation but the potential to be a superb home. Ideal for those looking for this type of property at a competitive price. Balloch Castle Country Park is a few minutes walk from the property and the scenic beauty of Loch Lomond all on your doorstep. The village of Balloch is also within walking distance and its many amenities including train and bus transport, shopping and restaurants, the Lomond Shores Tourist and Retail Development and the recently built Balloch Campus primary school.





Energy Rating 'D'

Lounge 13'10" x 12'

Kitchen 18'10" x 8' 5"

Large lower room versatile in use 23'3"x10'10"

Bedroom 14'3"x10'6"

Bedroom 11'9" x 9'2"

Bedroom 9'x6'

## Contact us

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