



**Craiglond Gardens, Balloch**  
**Offers over £169,000**  
2 bedroom mid terrace villa



Quietly situated in one of the most sought after locations within Craigmmond Gardens in Balloch, minutes walking distance to Balloch Park and spectacular views of Loch Lomond. The agents GPM would like to offer this delightful 2 bedroom mid terrace villa particularly targeted at those setting up home for the first or last time mover. Walking distance to shops and transport.

Close to the property there is single lock up garage. The property has gas central heating and double glazing.

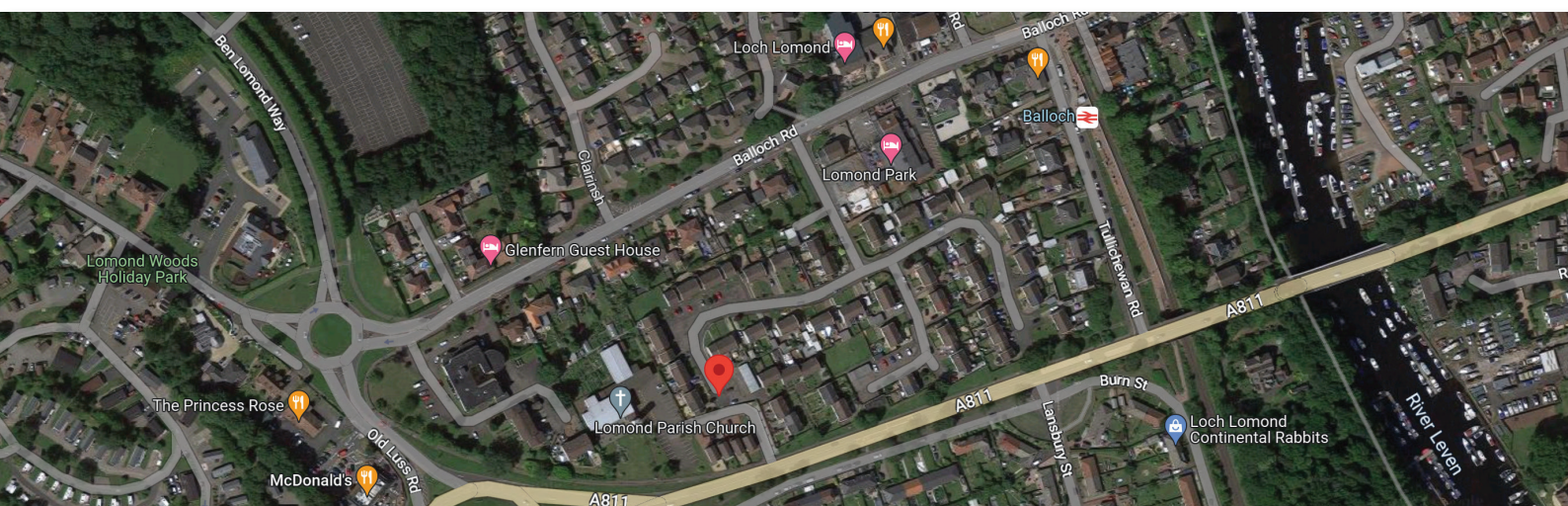
The subjects are set back from the main roads and enjoy extremely peaceful surroundings.

A pleasing front aspect to the property has lawn gardens with paved pathway to white PVC entrance door.

The overall accommodation comprises entrance hallway via white PVC door, carpeted stairway rises to upper level accommodation, under stair storage. A bright lounge having double glazed windows facing to the front of the property. A spacious and bright dining kitchen has base and wall mounted storage units in gloss cream, worktop has inset 5 burner gas hob with extractor above and double oven within oven housing to one side ceramic tiling to splash back, ample floor space for large dining table, double glazed window faces to the rear of the property and white PVC door gives access to the rear garden. Upstairs, the upper landing has a ceiling hatch giving access to the loft. There are 2 bedrooms situated to the front and rear of the property both having fitted recess cupboards for hanging cloaks and storage. A bright bathroom has a cream 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 particularly private consisting mainly of lawn and a paved patio area. Rear gate for access.

The property location is ideally situated. Balloch village is minutes walking distance to shopping, restaurants and all 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 only minutes walk from your doorstep.





**LOUNGE 14'9" x 10'8"**

**KITCHEN 17'8" x 9'10"**

**BEDROOM 14' x 12'**

**BEDROOM 10'9" x 10'6"**

**EPC Rating 'D'**

## Contact us

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