



Elgram, Drymen Road, Balloch
Offers over £390,000
4 bedroom extended detached bungalow



Elgram is a 4 bedroom detached bungalow situated within one of the most sought after locations in Balloch and a minutes walk from Balloch Castle country park and the stunning views of Loch Lomond. This bright and spacious property has been substantially extended to the rear with recent additions being new windows and a wood burner installed within the main lounge.

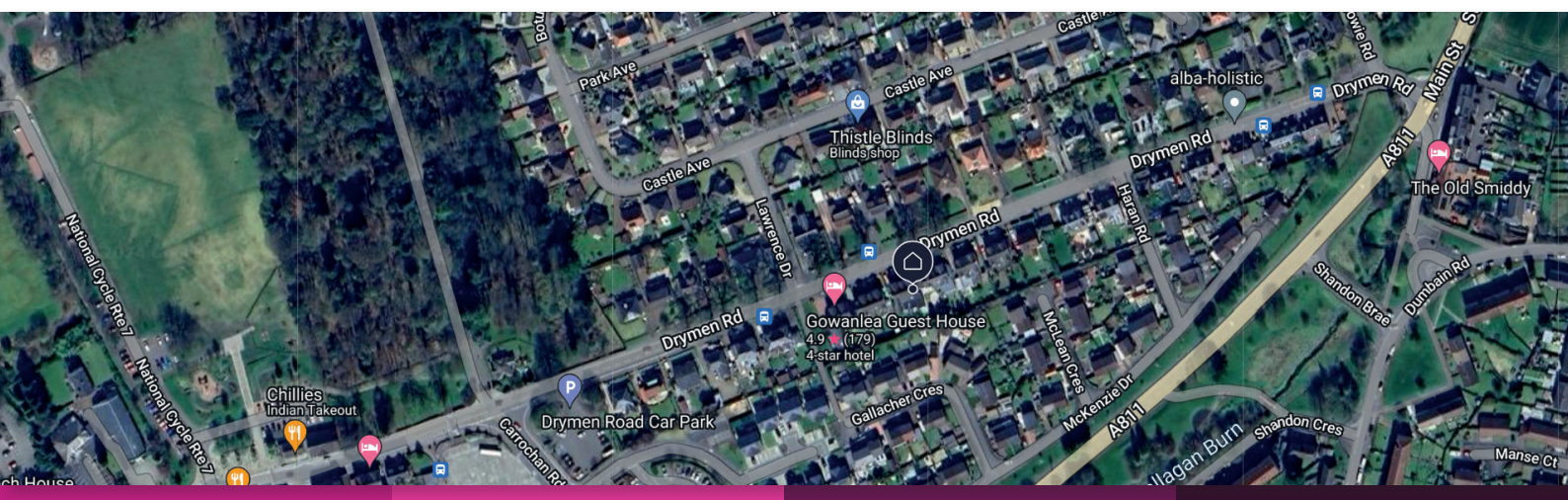
A superb family home the property extends to over 2000 square feet and sits within extensive gardens which includes a large level lawn and raised paved patio. A monobloc driveway with extensive parking leads to a brick built garage at the side of the property. The property has gas central heating and double glazing.

White PVC entrance door, half glazed, gives access to the vestibule, double glazed door, with matching glazed panels to each side, gives access to the large 'T' shaped hallway, recess cupboards give ample storage space. Stunning and spacious lounge to the rear has sliding patio doors, with full height windows to each side, giving access to the paved terrace, recently installed wood burner. A good size second public room situated, with bay window, to the front of the property and versatile in use.

The downstairs double bedroom has again bay windows giving natural light situated to the front of the property. Spacious and modern kitchen has a range of base and wall mounted storage units in high gloss cream finish, free standing 5 ring electric range cooker with double oven and grill, ample floor space for breakfasting table, natural light from windows to the rear and

side of the property, open access to rear vestibule and white PVC door half glazed which gives access to the rear garden. Good size downstairs shower room has a white wc, wash hand basin combo and walk in shower cubicle with mains shower, opaque window faces to the side of the property ceramic tiling to full height on all walls. Stunning staircase rises to upper apartments, natural light from window on half landing. Upstairs there are 3 further double bedrooms all situated to the rear of the property, all have ample floor space for bedroom furniture, the main bedroom has extensive fitted wardrobes. On the opposite side of the upstairs hallway is a large room ideal as a play room or study, versatile in use, velux windows and side window giving good light. The upstairs bathroom has a white wc, wash hand basin within vanity unit and bath with electric shower over and screen to side, ceramic tiling to full height on all walls.

Elgram is within the heart of Balloch with the scenic beauty of Loch Lomond all on your doorstep yet 20 minutes from Glasgow airport. The village of Balloch 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 are all within walking distance.





Contact us

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Energy Rating 'D'

Lounge 24'5" x 18'9"

Public Room 14'x12'8"

Bedroom downstairs 13'5"x11'7"

Kitchen 18" x 11'4"

Bedroom 17'7" x11'7"

Bedroom 17'x14'9"

Bedroom 19'x9'8"

Play room 29'x6'9'

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