GPM

SALES AND LETTINGS







Park Avenue, Balloch

Offers over £159,950

2 Bedroom mid terrace villa

Scottish Agency Registration LARN1810003.





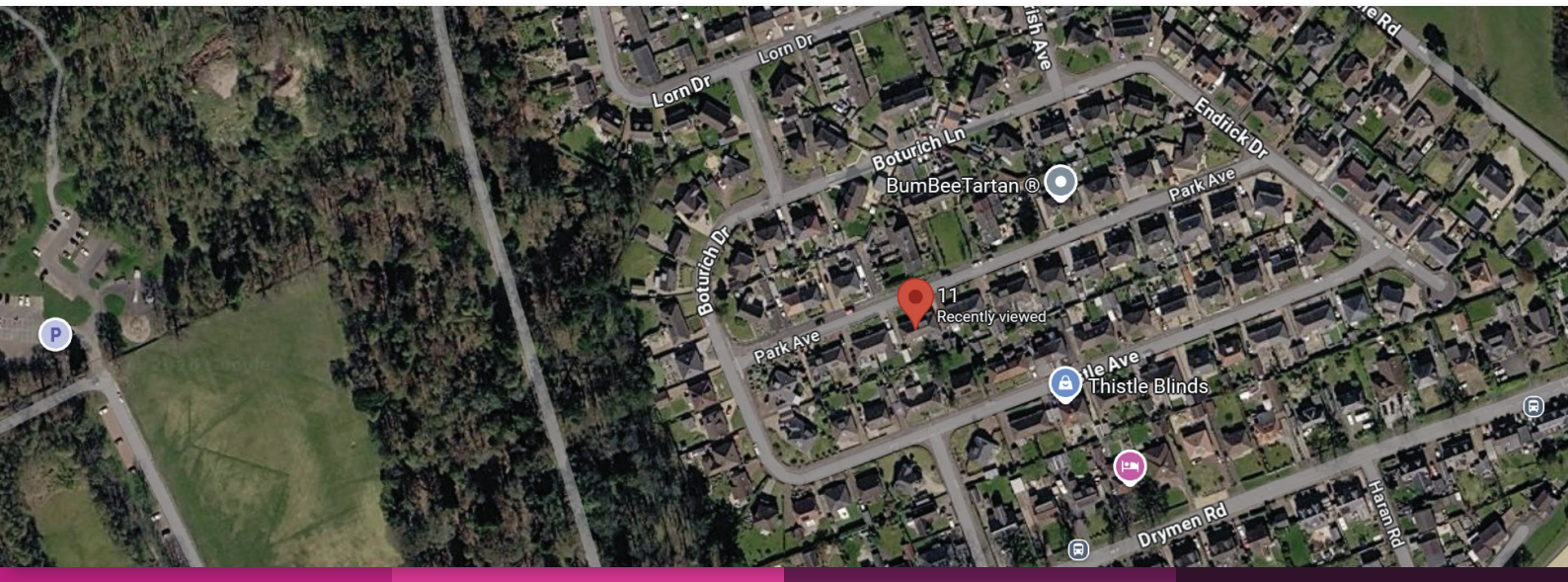


Situated in one of the most sought-after locations within the Mollanbowie Estate in Balloch, minutes walking distance to Balloch Park and the spectacular views of Loch Lomond. GPM would like to offer this delightful 2-bedroom mid terrace villa particularly targeted at those setting up home for the first time. The property has a private south facing rear garden.

To the rear there is a private back lane with access for a car and parking. The property has gas central heating and double glazing. The subjects are set back from the road and enjoy extremely peaceful surroundings, each of the properties bordering the central grass square.

A pleasing front aspect to the property with an easily maintained garden, mature shrubs and planting, paved pathway to half glazed white PVC entrance door. The overall accommodation comprises entrance hallway via white PVC door, carpeted stairway rises to upper-level accommodation. Good size bright lounge having large, double-glazed window facing to the front of the property giving open views over grass square. A bright kitchen has base and wall mounted storage units in light beech inset electric hob with electric oven below and stainless-steel extractor canopy above and matching splashback, large, double-glazed window faces to the rear of the property, full height storage cupboard. The upper landing has a ceiling hatch giving access to the loft. Upstairs there are 2 good size bedrooms situated to the front and rear of the property, the main bedroom having a full height storage cupboard, good floor space for free standing bedroom furniture. A bright shower room has a white combo wc, wash hand basin and semi-circular walk-in shower unit with mains shower within, ceramic tiling to full height on shower walls, opaque double-glazed window faces to the rear of the property. The rear garden is south facing and particularly private consisting mainly of a good size lawn bordered with mature planting, ideal for garden furniture and entertaining. A paved pathway leads to the rear gate and storage sheds. Outside water faucet.

The property is ideally situated, Balloch village is minutes walking to all its amenities including Balloch Campus primary school with Balloch Castle Country Park and the scenic beauty of loch Lomond on your doorstep.











Energy rating 'D'

Lounge 15'7"x11'

Kitchen 5'x14'3"

Bedroom 12'11'8"

Bedroom 9'3"x7'6"

Contact us

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