



Lenwood Gardens, Bonhill  
Offers Over £127,950  
2 bedroom semi detached villa



Quiet location ideal for the first or last time buyer. The agents GPM are delighted to offer a 2 bedroom semi detached villa located within a quiet cul de sac and benefiting from good size apartments which include a 4 piece bathroom. The potential exists to add a third upstairs bedroom within the existing floor space.

To the front of the property is a pleasing entrance having a fully enclosed and easily maintained garden. The property can be pre viewed via our virtual video walk tour.

The overall accommodation comprises entrance hallway via timber effect PVC door, laminate flooring extends into lounge and dining room, carpeted stairway to upper level accommodation has white balustrade and spindles to one side, under stair recess cupboard. A good size lounge has natural light from double glazed window facing to the front. French doors give access to the dining room, ample floor space for dining table, patio doors to the rear of the property give access to the rear garden. The kitchen features base and wall mounted storage units in cream with complimentary work tops on 3 walls, free standing gas cooker, composite sink unit with mixer tap, double glazed window faces to the rear of the property and timber effect PVC door gives access to rear garden. On the upper landing a double glazed window faces to the side of the property, ceiling hatch gives access to the loft. There are 2 bedrooms situated to the front and rear of the property the main bedroom having fitted mirror wardrobes, all have ample floor space for free standing bedroom furniture.



A modern 4 piece bathroom features a white wc, wash hand basin, whirlpool bath and separate shower cubicle with electric shower within, complimentary ceramic tiling to full height on all walls and to floor, white gloss cladding to ceiling has inset spot lighting, double glazed opaque window faces to the rear of the property.

To the rear of the property is a south facing fully enclosed and monoblock rear garden.

The property location is ideally situated and a short few minutes drive from Balloch which includes shopping, schooling and the recently built Balloch campus primary school and recreational facilities such as Balloch Castle Country Park, the Lomond Shores Tourist and Retail Development and the scenic beauty of Loch Lomond.



Energy Rating 'D'

Lounge 14'6" x 10'8"

Dining Room 10'10" x 8'6"

Kitchen 11' x 8'

Bedroom 13'2" x 11'10"

Bedroom 12'4" x 9'6"

## Contact us

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