



Martin Avenue, Balloch  
Offers Over £99,950

Delightful 2 bedroom end of terrace villa



**Ideal property for the first time buyer. The agents GPM would like to offer this delightful 2 bedroom end of terrace villa particularly targeted at those setting up home for the first time and looking for not only good internal floor space but a property which has a large west facing garden and private driveway.**

The property is quietly situated in Martin Avenue and has 2 good size bedrooms a fitted kitchen and modern bathroom. There is gas central heating and double glazing.

The subjects can be previewed from our virtual walk tour letting you see the layout both internally and externally.

A pleasing front aspect to the property complimented with lawn garden and driveway, fully enclosed and easily maintained. The overall accommodation comprises a bright entrance hallway via double glazed door, double glazed window faces to the front, stairs rise to upper accommodation, understair storage. Good size bright lounge having double glazed windows facing to the front and rear of the property, electric panel heater to wall. A bright kitchen has base and wall mounted storage units in beech, free standing gas cooker, stainless steel sink unit, double glazed window faces to the rear of the property and double glazed door gives access to the rear garden. The top landing has a double glazed window facing to the side of the property, ceiling hatch gives access to the loft. Upstairs there are 2 good size bedrooms situated to the front and rear of the property and both have mirrored wardrobes extending along one wall, all have ample floor space for free standing bedroom furniture. A bright bathroom has a white wc, wash hand basin and bath with electric shower over and screen to side, ceramic tiling to full height on all walls, opaque double glazed window faces to the rear of the property.

The rear garden is easily maintained, private and fully enclosed. Ideal sun trap and westerly facing. Large driveway to side of property. The property location is ideally situated, Balloch village is within walking distance to shopping and 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 almost on your doorstep.





Energy Rating 'D'

Lounge 18'7" x 12'

Kitchen 9'9" x 8'

Bedroom 13'x9'

Bedroom 10'x 9'5"

## Contact us

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