



Craiglomond Gardens, Balloch
Offers Over £214,950
3 bedroom extended semi detached villa

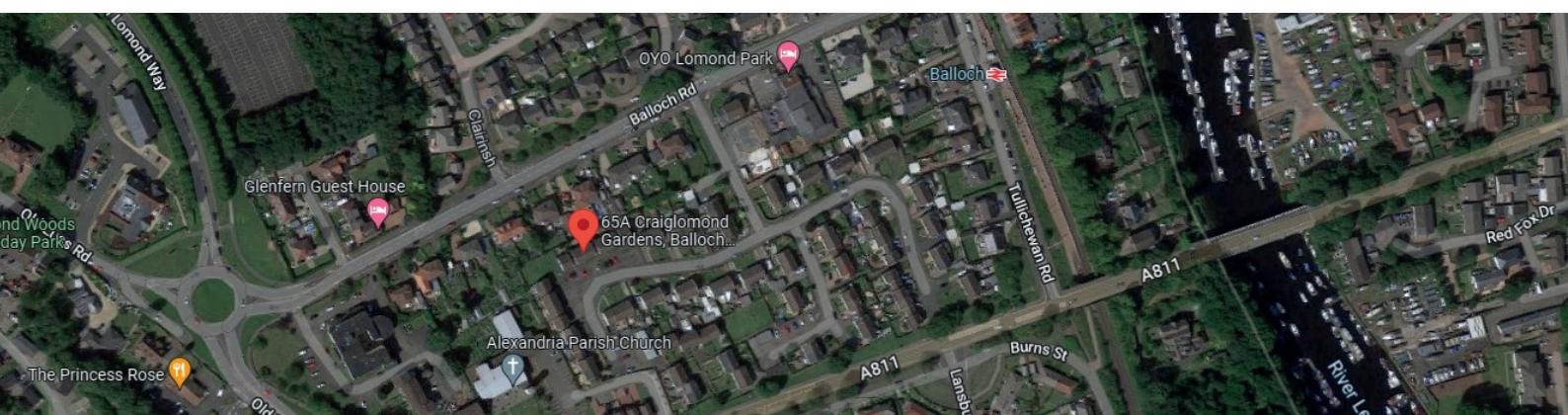


Extended semi detached villa, Front monobloc driveway to integral garage, Gas central heating & double glazing, side extension to include new garage, utility room, large bedroom, close to all amenities in Balloch, home report available, energy rating 'D'

GPM have pleasure in presenting this 3 bedroom Semi Detached Villa which has been cleverly extended to include an additional utility room and larger third bedroom

Spacious and bright Semi Detached villa offering extended accommodation in walk-in condition throughout. Welcoming reception hallway laminate flooring extending throughout lower apartments. The fitted dining kitchen has to be viewed to appreciate and upstairs 3 good size bedroom and luxury family bathroom. Gas Central Heating, Double Glazing, west facing garden, Driveway to single integral garage.

The current layout comprises welcoming reception hallway having carpeted stairway to upper apartments. Downstairs cloaks/wc with white wc and wash hand basin. Lounge with double glazed windows facing to the front of the property. Spacious and bright fitted dining kitchen with ample floor and wall mounted storage units in white, inset ceramic hob with electric oven below, ample floor space for good size dining table, inset white composite sink unit, double glazed windows face to the rear of the property with half glazed PVC door giving access to the rear garden. Door from kitchen gives access to separate utility room, plumbing



for washing machine, white PVC door half glazed gives further access to the rear garden, door gives access to the garage. On the upper landing access to the loft is via pull down ladder. Off the upper landing can be found three good sized bedrooms giving ample floor space for free standing bedroom furniture. The fully tiled and refitted family bathroom which is generous in proportions and has a three-piece white suite, mains shower over bath with screen to side, opaque window to the rear. The rear garden is fully enclosed, west facing and includes a paved patio and lawn garden. There is a good size integral garage front access via up and over door, rear access/entry is from the utility room.

The property is quietly situated within sought after Craiglomond Gardens just off Balloch Road and minutes walking distance of the wide array of shops and transport amenities that are available there and indeed access into Balloch Castle Country Park and the Lomond Shores complex. Primary schools include the recently built Balloch campus school. Road networks and public transport facilities offering ease of passage to the countryside surrounding Loch Lomond and beyond including Glasgow City Centre, Glasgow airport, Helensburgh and further afield into Argyll & Bute.



LOUNGE: 14' 8" x 11'

DINING KITCHEN: 17' 10" x 9' 10"

BEDROOM: 14' x 12' 3"

BEDROOM: 12' 5" x 10' 9"

BEDROOM: 22' 5" x 7'

Contact us

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