



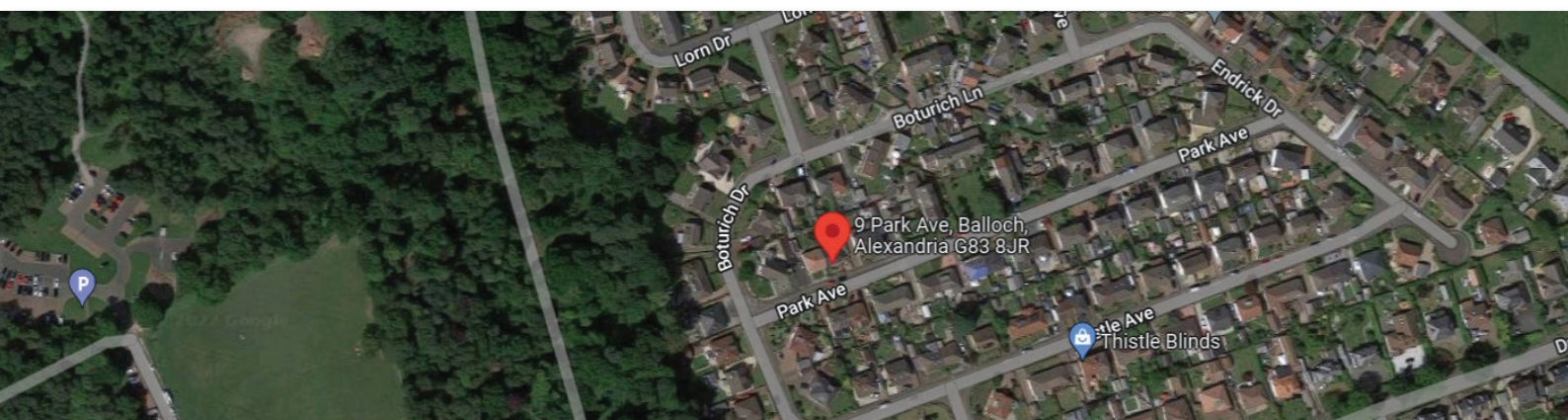
Park Avenue, Balloch
Offers Over £159,950
2 bedroom end terrace villa



Situated in one of the most sought after locations within the ever popular Mollanbowie Estate in Balloch. 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/last time move and looking for not only good internal floor space but a property which has a spacious and private south facing rear garden.

To the rear there is a single brick garage with power and light and private driveway. 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 lawn. A pleasing front aspect to the property has lawn gardens with mature shrubs and bushes and paved pathway to 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 double glazed window facing to the front of the property, timber fire surround with log burner, breakfasting bar with overhead lights and open view to kitchen. A bright kitchen has base and wall mounted storage units in light oak, inset gas hob with electric oven below and extractor above, ceramic tiling to splashback, double glazed windows face to the side and to the rear of the property giving open and private views, storage cupboard. Upstairs, the upper landing has a ceiling hatch giving access to the loft. There are 2 good size bedrooms situated to the front and rear of the property the main having ample hanging and storage space within recess cupboards good 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 bath and 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 hedging. There is a paved patio ideal for garden furniture and entertaining. A paved pathway leads to the rear gate and garage. Outside water faucet and mains power if required.

The property location is ideally situated. Balloch village is minutes walking distance to shopping, restaurants and all 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 only minutes walk from your doorstep.



Energy Rating 'D'

Lounge 15' 7" x 11'

Kitchen 5' x 14'3"

Bedroom 12'x11'8"

Bedroom 9'3" x 7'6"

Contact us

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