



Dumbain Crescent, Balloch

Offers over £118,000

Extended 2 bedroom semi detached villa & garage



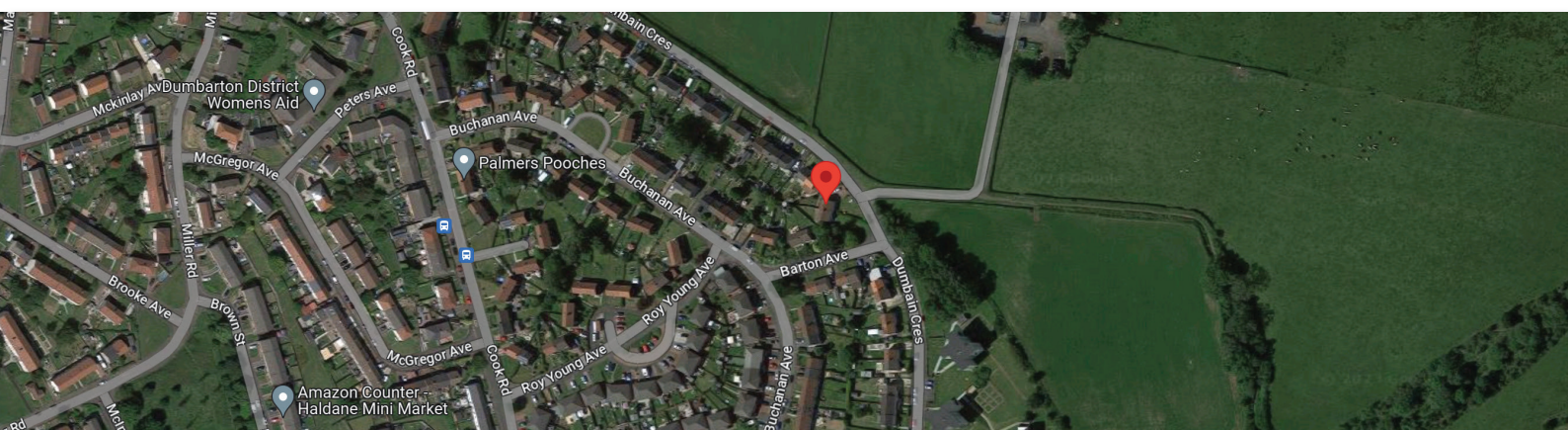
Sought after quiet location with open uninterrupted views over the local countryside. This extended 2 bedroom semi detached villa has been fully modernised both internally and externally and includes a new roof, PVC fascia and soffits and can be easily made into a 3 bed property if required. The property is within walking distance of Balloch village, Loch Lomond Shores and Balloch park.

There are good size gardens both to the front and the west facing rear of the property. To the front there is a large driveway and garage with access via an up and over door and rear door garage access and entry. The property has gas central heating and double glazing. White PVC entrance door gives access to the vestibule, oak flooring, window faces to the side of the property. Off the vestibule there is a downstairs cloak which has a white w.c., and wash hand basin, chrome towel radiator, opaque window faces to the side of the property.

Open plan access to the carpeted hallway with stairway giving access to the upper apartments, under stair storage recess. The spacious lounge/dining room has windows facing to the front and to the rear of the property, there is a marble fire surround with electric fire, door gives access to the kitchen. The kitchen has a range of base and wall mounted storage units in white gloss with worktops on two walls, free standing 5 burner gas range cooker with matching extractor above, stainless steel sink unit, the window faces to the rear of the property, double glazed door gives access to the rear garden, plumbing for

washing machine and dishwasher, the entrance hallway can also be accessed from the kitchen. Off the upper landing there are 2 double bedrooms situated to the front and to the rear of the property, ample floor space for free standing furniture. Hatch in upper landing has pull down ladder. The potential exists to easily make a third bedroom downstairs if required.

The shower room consists of a white combo vanity unit with wc and wash hand basin and large walk in shower cubicle with mains shower, opaque window faces to the rear of the property, chrome radiator. Within walking distance from the property is the scenic beauty of Loch Lomond and all on your doorstep. The village of Balloch is also within walking distance with its many amenities including train and bus transport, shopping and restaurants, the Lomond Shores Tourist and Retail Development and the recently built Balloch Campus primary school.





Energy Rating 'D'

Lounge 31'4" x 12'

Kitchen 23'4" x 7'9"

Bedroom 14'9"x9'10"

Bedroom 11'4" x 9'7"

Contact us

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