



Craiglynn Gardens, Balloch  
Offers Over £97,950  
2 bedroom lower cottage flat

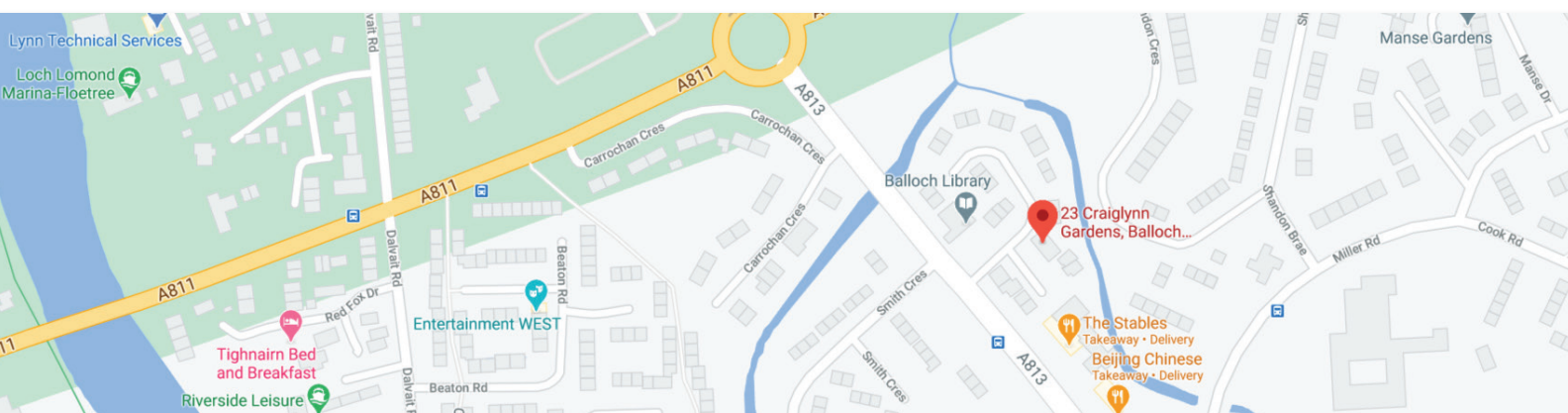




Situated within a small select development and only minutes level walking time from all the amenities and delights of Balloch. The agents GPM offer a good size 2 bedroom lower cottage flat benefiting from residents parking to the front and well kept shared gardens to the rear. Gas central heating and double glazing.

The overall accommodation comprises entrance to hallway via PVC door having glazed panel, large recess cupboards for storage. A good size lounge having double glazed window facing to the front of the property. The kitchen has a range of recently installed fitted base and wall mounted storage units, including pull out larder, in gloss white and worktops on two walls, free standing electric cooker, plumbing for washing machine and dish washer, stainless steel sink unit, natural light is gained from double glazed window facing to the rear. There 2 good size bedrooms both situated to the front and rear of the property with ample floor space for free standing furniture, recess cupboards in both bedrooms, natural light is gained from double glazed windows facing to the front. The shower room has a white wc and wash hand basin and walk in shower enclosure with electric shower.

To the rear is a well maintained shared garden. There is also a timber garden shed.



The property location is ideally situated and a few minutes walk from all transport, primary schools and utilities in Alexandria. Balloch is also nearby 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 'C'**

**Lounge 17'x 12'**

**Kitchen 10' 7" x 9'7"**

**Bedroom 11'7" (at longest point) x 9'9"**

**Bedroom 12'9 (at longest point) x8'7"**

## Contact us

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