



Beaton Road, Balloch
Offers Over £139,000
3 bedroom mid terrace villa



This 3 bedroom mid terrace villa in Beaton Road Dalvait is quietly situated within a prime residential location within minutes walking distance of all the local amenities in Balloch.

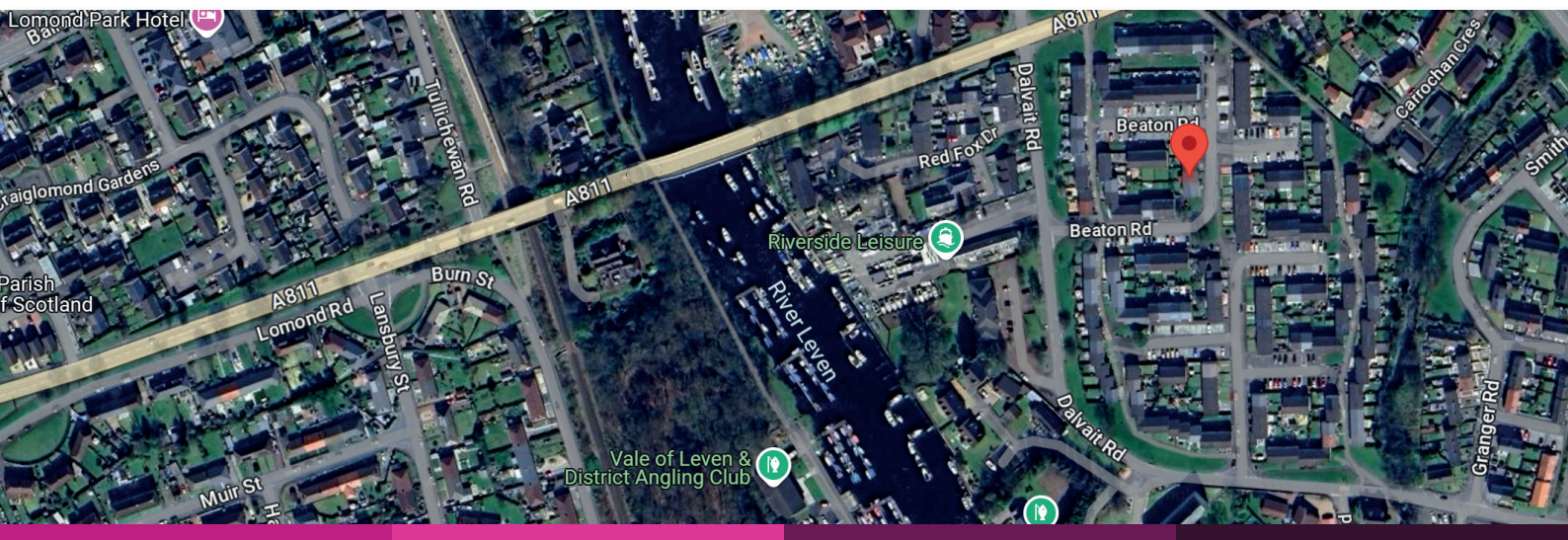
The property has good size apartments throughout including the addition of a conservatory to the rear accessed via French doors from the lounge. Along with the spacious public room and all double bedrooms there is an upstairs bathroom and separate downstairs WC. The property has double glazing and gas central heating.

There is an easily maintained and pleasing front garden with box hedging. The paved pathway leads to a white PVC entrance door and overhead pitch and tiled roof porch canopy. Storage cellar to one side.

The accommodation includes. Entrance to the hallway and carpeted stairway rising to the upper apartments, 2 large recess cupboards. Downstairs WC has a white wc and inset wash hand basin, window faces to the front. The lounge is spacious and has a window facing to the rear of the property, French doors give access to the conservatory. The conservatory has windows on 3 sides and a double glazed door giving access to the rear garden, the roof is pitched and

tiled. The fitted kitchen has a range of base and wall mounted storage units in grey gloss, window faces to the front. The stairway has a half landing and window facing to the front. The upstairs hallway, which has a full height recess cupboard, gives access to the 3 double bedrooms which are situated to the front and rear of the property, one of which has fitted mirror wardrobes. The bathroom has a 3 piece white suite which includes wc, wash hand basin and bath with electric shower to wall and screen to side, the bathroom has the potential to extend and include a shower cubicle.

The rear garden is accessed from the conservatory and is an ideal sun trap. Balloch with all its amenities are all within minutes walking distance of the property and include Balloch Castle Country Park and the spectacular views of Loch lomond, restaurants, coffee houses, primary schools and shopping. Balloch is also ideally placed with only a 20 minute drive, via the Erskine Bridge, to Glasgow airport and the Braehaed shopping center.





- Lounge 21'8" x 13'10"
- Conservatory 10' x 7'10"
- Kitchen 10'5" x 8'
- Bedroom 12'4" x 11'9"
- Bedroom 12'7" x 9'9"
- Bedroom 13' x 8'4"
- Energy Rating 'D'

Contact us

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