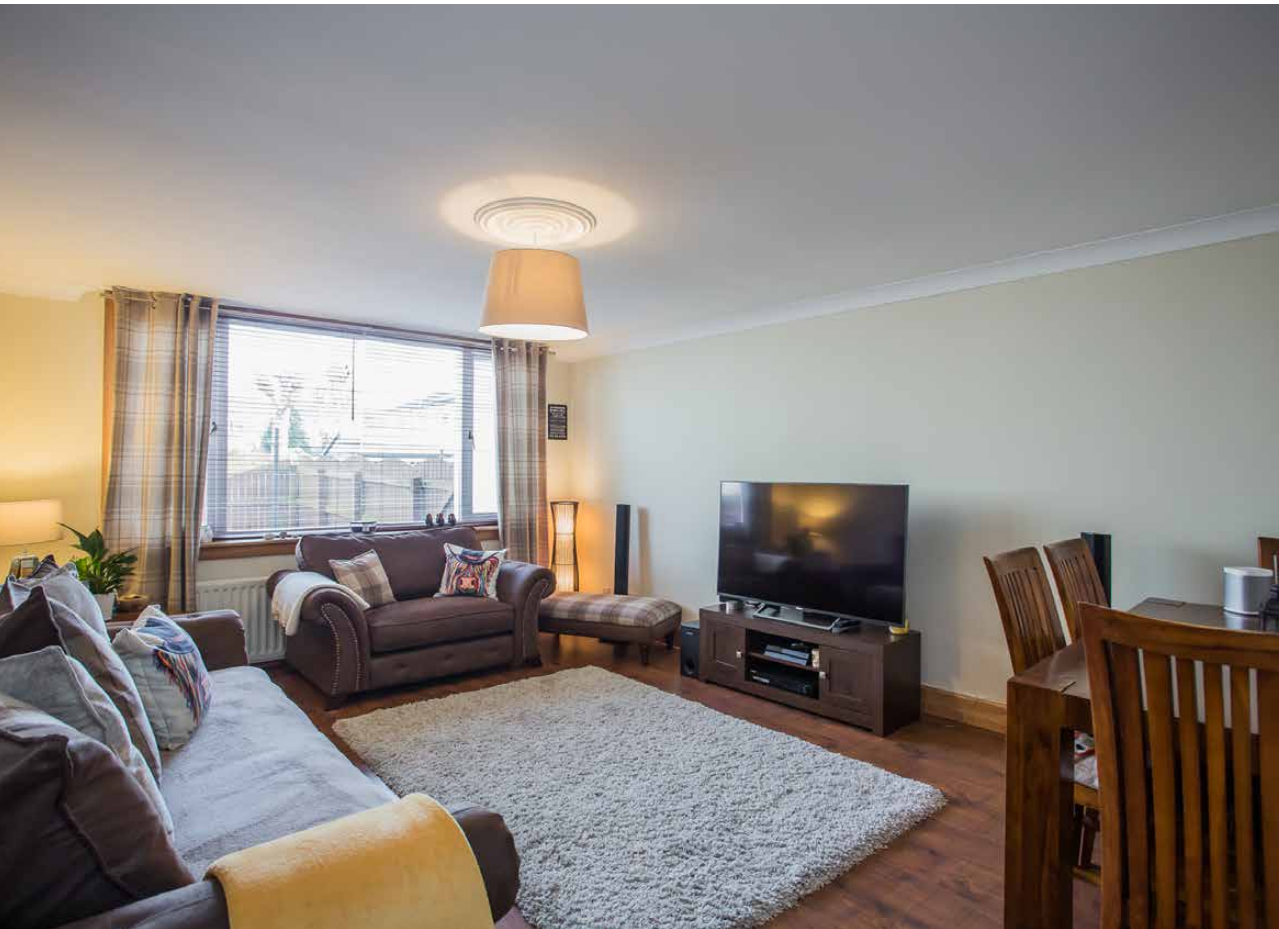





McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

2 Old Mill Walk

BALLOCH, WEST DUNBARTONSHIRE, G83 8PT

THE LOCATION



Balloch offers both peaceful and quiet surroundings, right on the shores of Loch Lomond, making it a great place to live and work. Locally schooling, shopping and recreational facilities are all accessible and both bus and train services allow access to all surrounding areas and destinations further afield, including Glasgow

City Centre. For fantastic family recreational opportunities, why not try boating in Balloch or there is the stunning scenery of Loch Lomond and the Trossachs National Country Park. It all adds up to make a great place to call home.



THE PROPERTY



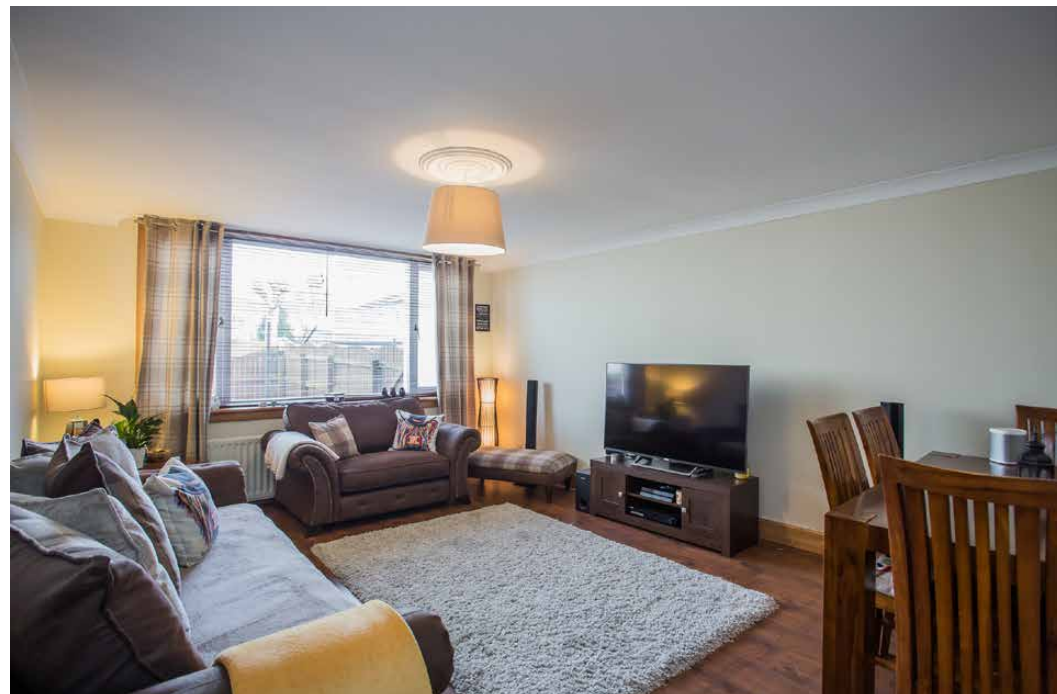
We are delighted to bring to the market this fantastic 2 bedroom mid-terrace family home. Set in a quiet cul-de-sac in a popular area close to the stunning scenery of Loch Lomond. The location offers a great quality of life, whilst the absolute walk-in condition of the property ensures the new owners will have little to do except move in, sit down, and start enjoying this lovely home.

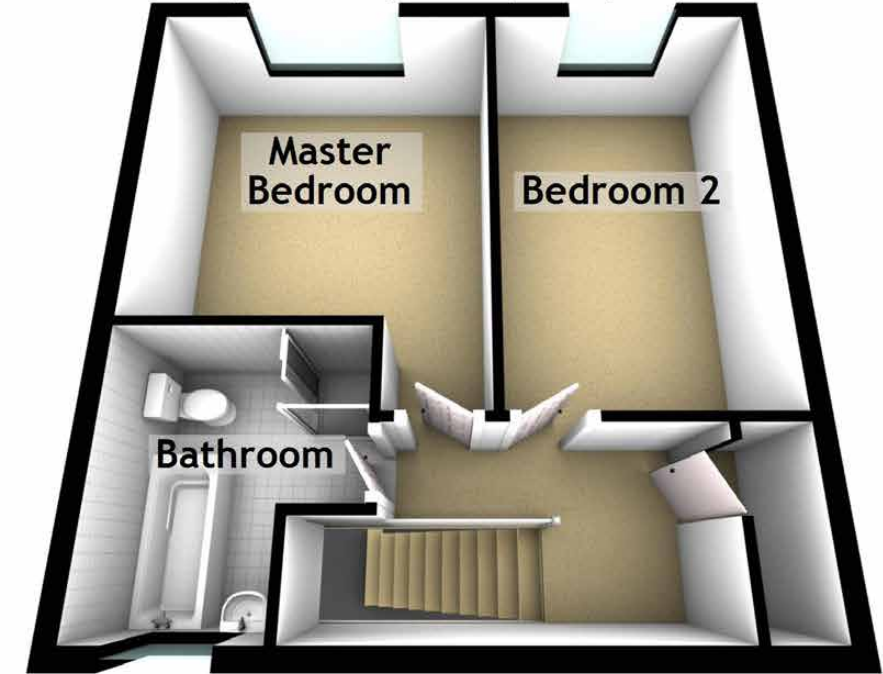
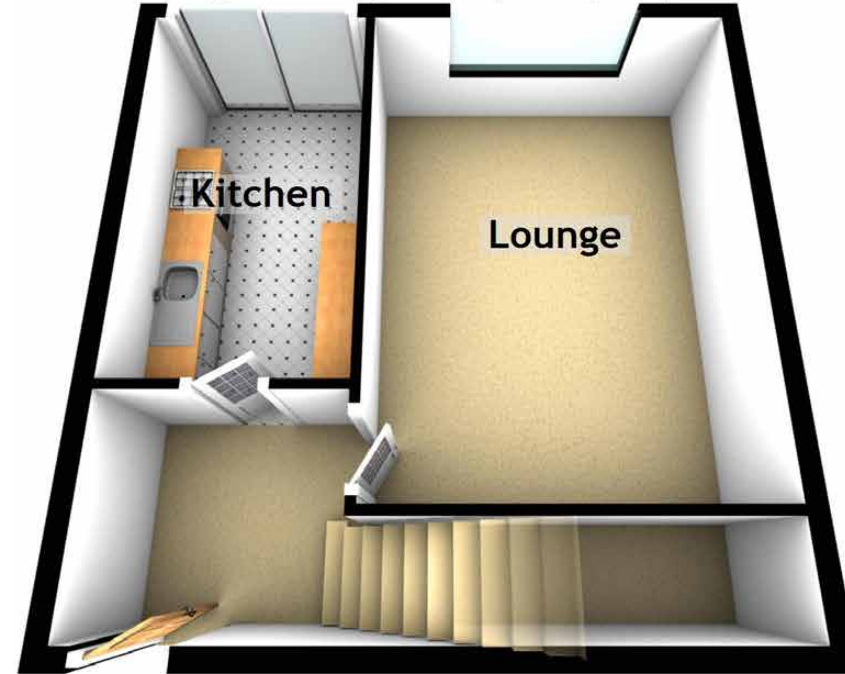
Accommodation comprises a bright and spacious lounge/diner with excellent space for a large sofa and a dining table. The shape of the room affords the occupiers an excellent range of furniture configuration options. The modern galley kitchen is fresh and bright, finished in an excellent range of natural wood shaker style units with a stunning range cooker (included with sale) any chef would be proud to own. There is also an integrated dishwasher and washing machine. The patio doors allow natural light to flood the

workspace and lead-out beautifully to the secure pet and child-friendly back garden. The tiled family bathroom is a real wow and contains both a superb bath to soak away the aches and pains of a hard day's work and an excellent quadrant shower enclosure with electric shower. There will never be a shortage of instant hot water for refreshing baths or showers in this home. There are two good sized double bedrooms, both with plenty of room for free-standing furniture and an abundance of natural light streaming in.

This lovely home is kept warm and cosy via the double glazing and gas central heating and there is ample storage throughout the home to keep everything in its place. Parking is on-street.

Early viewing is strongly advised for any young couple looking for the perfect place to call home.





Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1" x 3.80m (12'6")
Kitchen	4.10m (13'5" x 2.30m (7'7")
Master Bedroom	4.40m (14'5" x 3.50m (11'6")
Bedroom 2	4.40m (14'5" x 2.70m (8'10")
Bathroom	2.70m (8'10" x 2.40m (7'10")

Gross internal floor area (m²): 80m² | EPC Rating: D

Extras (Included in the sale): Fridge/freezer and all integrated appliances.

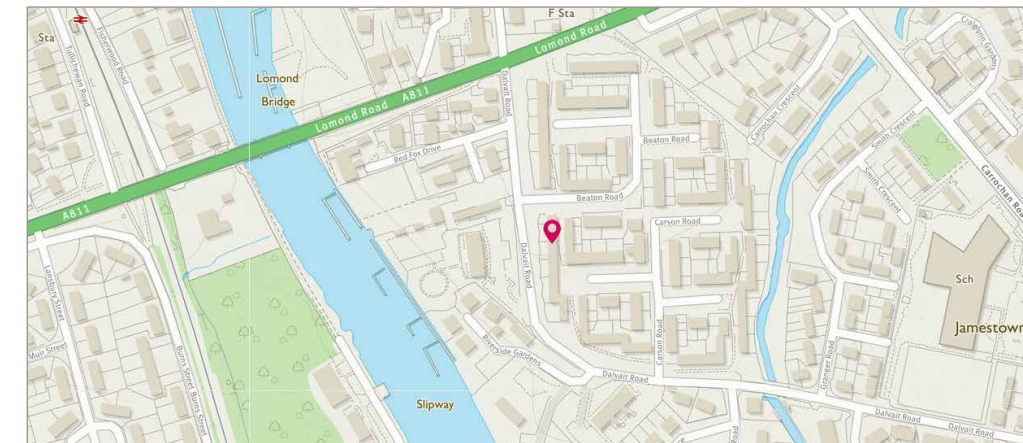
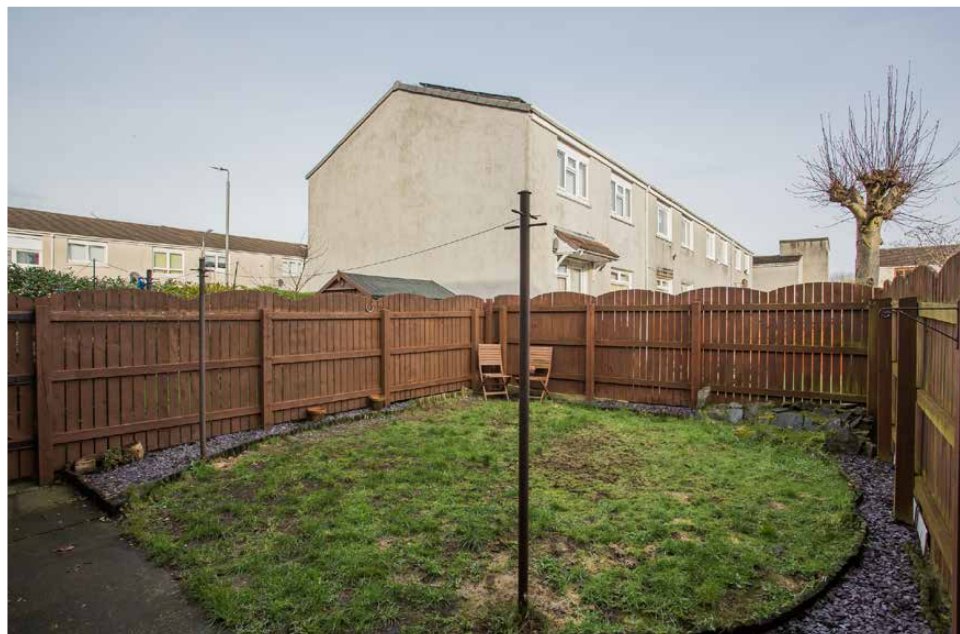


Image credit: <https://www.virtualsearch.co.uk/compare/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
KEN MEISAK
 Surveyor



Professional photography
GARY CORKELL
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer