




McEwan Fraser Legal
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6 Croft Road, Balmore

TORRANCE, EAST DUNBARTONSHIRE, G64 4AL

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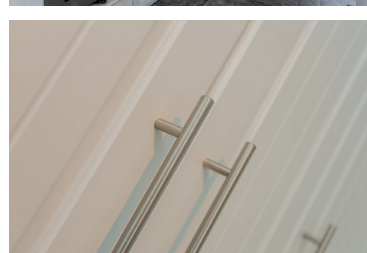
Balmore is a lovely hamlet , just outside Torrance, which lies some six miles to the North East of Glasgow and is surrounded by open countryside. The Campsie Fells are located some four miles or thereby from Balmore and provide a picturesque backdrop to the region. East Dunbartonshire is an area of many facets, a shining diamond in Scotland's crown and thriving business area which offers its entrepreneurs much in the way of support and facilities. It also combines easy reach of the city with quite unbeatable countryside and leisure facilities. Some of the best schools in the country, both public and private, are situated in the region including Glasgow High School Junior School, Atholl Preparatory School and Douglas Academy. Neighbouring towns of Kirkintilloch and Bishopbriggs are only a short distance away by car and offer a wider range of amenities including shops, supermarkets, leisure facilities and a host of popular bars and restaurants. A mainline railway station is located within Kirkintilloch.

McEwan Fraser is delighted to present this exceptional three double bedroom semi-detached home to the market. The property enjoys a prime spot in sought after Balmore. The house has been a lovingly maintained family home for a number of years and an incoming purchaser will only have to decorate to taste.

driveway and a substantial rear garden which backs onto open land and is part patio and partly laid to lawn. This is a wonderful home which must be viewed to be fully appreciated.

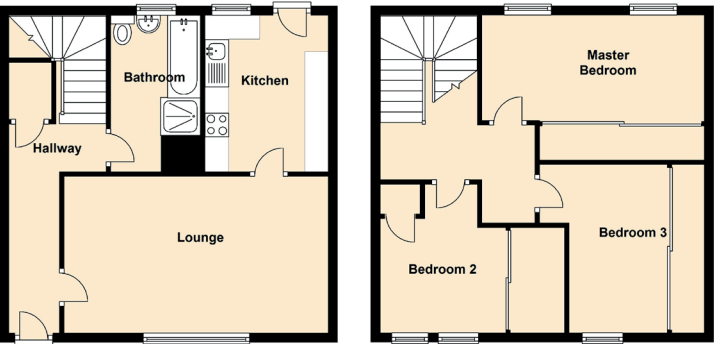
Internally, the most important asset is space. The reception room can comfortable hold a pair large corner sofas and a dining table required. A large south facing picture window generates unparalleled levels of natural light giving the room a real warmth. Kitchen is access from the reception room and comprises a range of contemporary white base and wall mounted units. Gas hob and electric oven are integrated and further space is provided for fridge, freezer and washing machine. Ground floor accommodation is completed by a sumptuous and very modern bathroom. Having recently been over hauled with full contemporary tiling and enjoying natural light, the bathroom boasts white three piece suite, vanity unit and separate freestanding shower. Climbing the stairs, there are three well proportioned double bedrooms, where all three have fitted wardrobes. Further to this a large loft space provides excellent potential for further storage.

For extra warmth and comfort, the property enjoys gas central heating.



SPECIFICATIONS

FLOOR PLAN / PROPERTY LOCATION



APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge 5.40m (17'9") x 3.30m (10'10")
 Kitchen 3.30m (10'10") x 2.60m (8'6")
 Bathroom 3.30m (10'10") x 1.90m (6'3")
 Master Bedroom 4.70m (15'5") max x 2.70m (8'10")

Bedroom 3 3.30m (10'10") x 2.85m (9'4")
 Bedroom 2 3.38m (11'1") x 3.13m (10'3")

GROSS INTERNAL FLOOR AREA (m²) - 90 m²

EPC - C

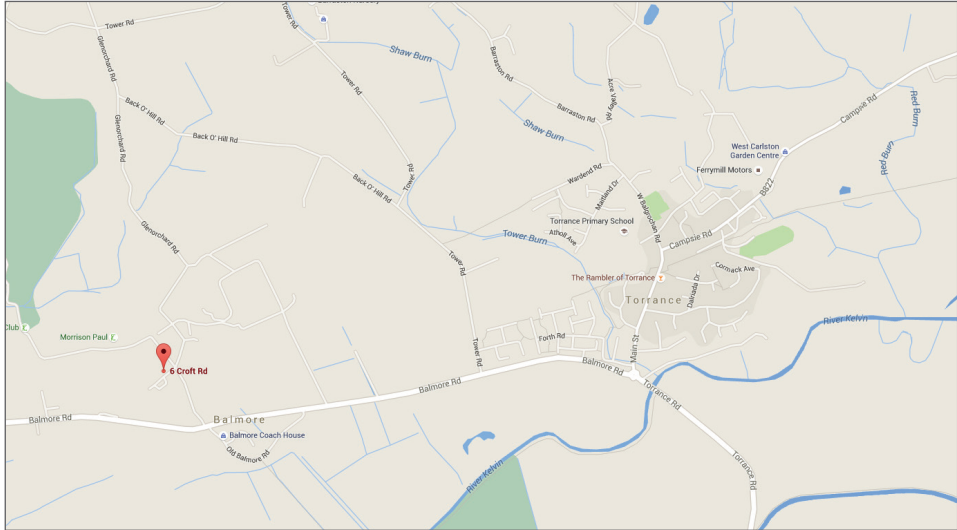


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Part
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