

A well maintained two bedroom semi-detached Villa with a private driveway

Close to the immensely beautiful shores of Loch Lomond

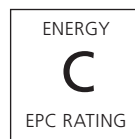
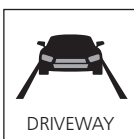


34 Roy Young Avenue

Balloch, Alexandria, West Dunbartonshire, G83 8EB



Scan Here!





BALLOCH

West Dunbartonshire

The property enjoys an excellent location within the much sought after village of Balloch, situated within Loch Lomond National Park. Balloch itself is positioned on the shores of the immensely beautiful Loch Lomond and has a range of local amenities including shops, bars, restaurants and the local

park. A very short stroll from the property is the train station, allowing easy commuting to Glasgow City Centre (around 40 minutes) and surrounding areas. There are also excellent road links allowing quick commuting to Glasgow, Scotland's West Coast and the central belt motorway network.



ROY YOUNG AVENUE

In excellent decorative order throughout



We are delighted to offer to the market this fantastic, two bedroom, semi-detached villa, situated in a modern residential development within 'Balloch'. The property was constructed around 2005 by 'Cruden Homes' and would be an ideal purchase for a young couple or family and offers good sized accommodation. It is presented to the market in good condition and still offers scope to add a small conservatory to the rear (subject to obtaining the necessary planning consents) and benefits from a private driveway.

Room usage throughout can be adapted to meet individual purchasers' needs, which will comfortably provide for a growing family. The property is finished to a very good standard throughout and, although of modern design, offers spacious apartments similar to those found in traditional builds.

excellent range of contemporary base and wall units, with the added benefit of an integrated oven, hob and extractor hood. There is also space for a washing machine and an upright fridge/freezer. The dining area has space for a table and chairs, with the added benefit of French doors opening onto the rear garden. This zone would be perfect for "chilling out" or entertaining with friends and family.

The upper level comprises: Two, well-proportioned bedrooms, both of which have mirrored wardrobes and floor space for additional freestanding furniture, if required. A bright, contemporary bathroom suite, with an electric shower over the bath, can also be found on this level. Access to the loft space can be gained from the landing.

The high specifications of this family home also include double glazing and gas central heating for additional comfort and convenience.

The internal accommodation comprises: Welcoming entrance hall with a handy cloakroom/wc. Immediately impressive lounge with a front facing window, flooding the room with natural light. A useful understairs storage cupboard can be found off this room. Glazed doors open up from here into the fully fitted kitchen/diner and this area is certain to become the central 'hub' of the home. The kitchen has an

Externally, there is a virtually maintenance-free front garden. The rear garden is well-maintained, is fully enclosed and a real sun trap – the ideal spot for a lazy summer's day ! There is a driveway providing off-road parking for one vehicle, which could be easily extended to the side aspect (STPP).



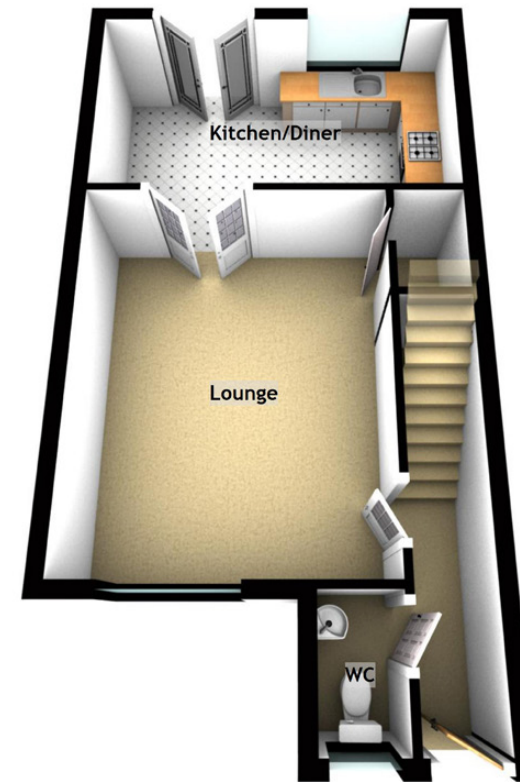
*Fitted
kitchen/diner*



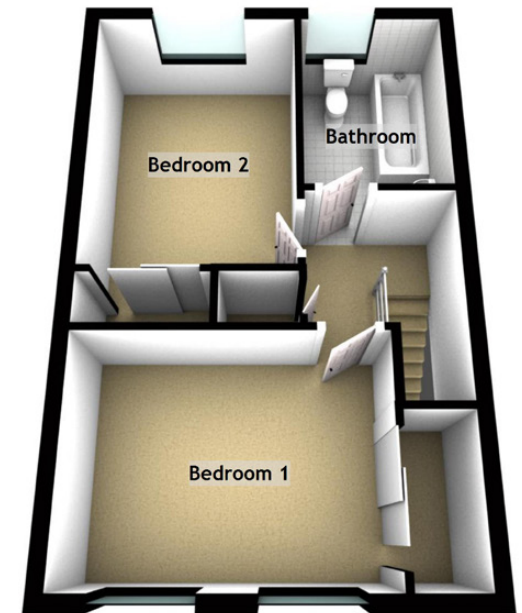
Bedrooms, Bathroom & WC



Ground Floor



First Floor



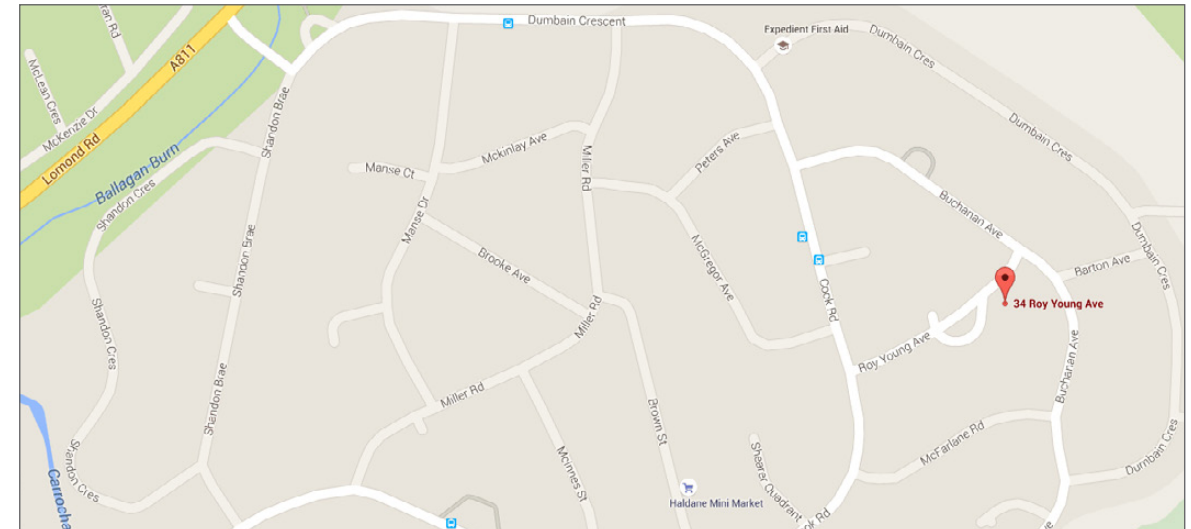
Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.72m (12'2")
Kitchen/Diner	4.69m (15'5") x 2.63m (8'8")
Bedroom 1	3.75m (12'4") x 2.91m (9'7")
Bedroom 2	3.71m (12'2") x 2.73m (8'11")

Bathroom	2.60m (8'6") x 1.93m (6'4")
WC	1.56m (5'1") x 0.90m (2'11")

Gross internal floor area (m²)

76m²





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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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