



**BALLOCH**

65A CRAIGLOMOND GARDENS



CALEDONIA  
BUREAU





### 65A CRAIGLOMOND GARDENS, BALLOCH, G83 8RP

Offered to the market in good internal order throughout its four principal apartments, this rarely available Semi Detached Villa must be viewed internally to be appreciated and is quietly situated within the sought after Craiglomond development yet is within walking distance of Balloch where a wise array of shops and amenities are available.

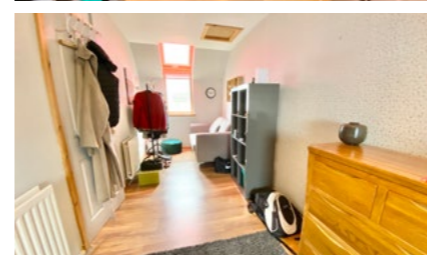
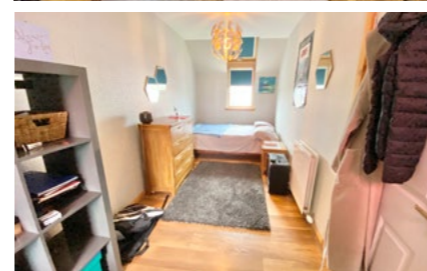
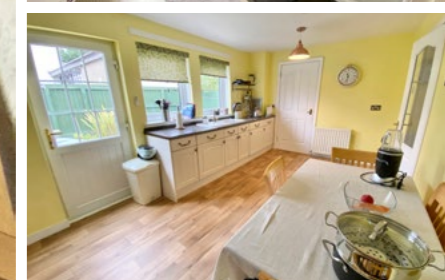
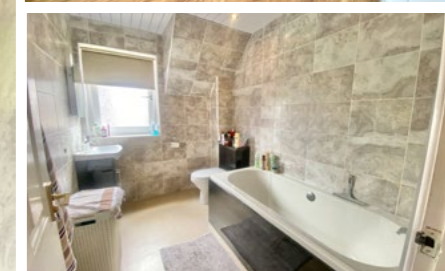
Well laid out accommodation is ideal for those with family and comprises Entrance hall with W.C / Cloakroom off and stairs leading to upper apartments, good size front facing lounge, 17ft dining kitchen with ample floor and wall mounted units offering good storage accommodation with occasional glazed inserts, laminate floor covering, space for dining table and chairs, inset electric hob, oven and hood to be included in the sale price, ceiling light points, access door leading out to the rear garden, two double glazed rear facing windows and access door into utility room. The utility room has rear access door and door leading into the integral garage, wall mounted Logic boiler for the central heating system, central heating radiator. Plumbing for washing machine.

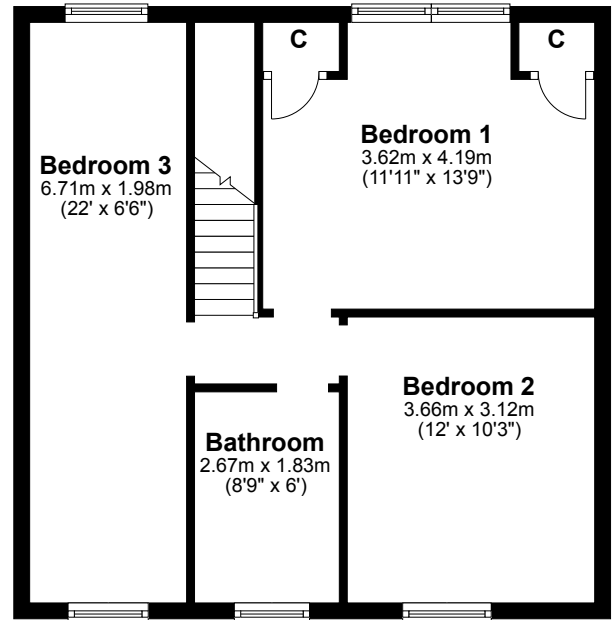
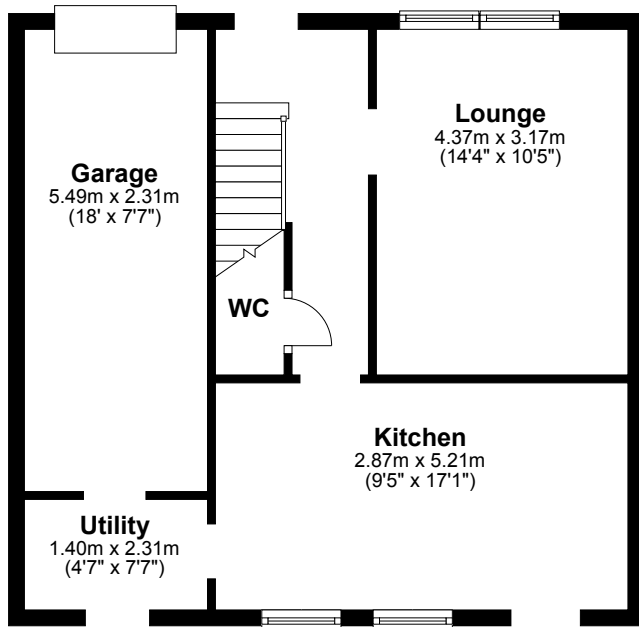
Access to upper apartments is gained via a treaded staircase ascending from the entrance hallway leading to the upper landing which gives access to the refitted bathroom which has full tiling all around three-piece white suite, vinyl floor covering and Mains Shower above with attractive PVC clad ceiling with downlighters. There are three good size bedrooms, the master facing the front with two in-built storage wardrobes. Further features include gas central heating, double glazing, compact lawned front gardens, a generous mono blocked parking area leading to the integral garage and, at the rear, the lawned garden is enclosed by timber fencing with a paved patio provided.

Early viewing is recommended as property within this particular development are selling well therefore, the agents anticipate a great response from the marketing endeavours. Balloch is located at the top end of Loch Lomond and is situated within easy travel distance of Dumbarton, Helensburgh and, indeed road networks which provide ease of access to Glasgow City Centre and beyond and, of course, the stunning picturesque scenery and countryside around Loch Lomond. A wide array of shops, amenities, pubs and clubs are located within walking distance of the property.

EPC: Band | Property Ref:

To arrange a viewing, please contact Caledonia Bureau 0333 241 3333





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