



THREE BEDROOMS

DESIRABLE LOCATION CLOSE  
TO BALLOCH COUNTRY PARK

ADDITIONAL ROOM IN ATTIC  
THAT COULD BE DEVELOPED  
TO A BEDROOM / PLAYROOM /  
STUDY

Castle Avenue, Balloch, Alexandria, G83 8HU

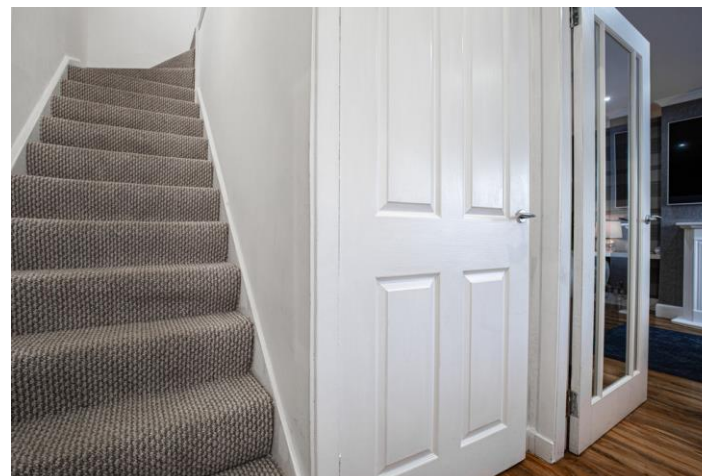
EVE Property are delighted to introduce to the open sales market an exemplary three bedroom semi detached villa with garage in the highly coveted Mollanbowie Estate, Balloch. Immaculately presented throughout and fully upgraded with impeccable taste, this particular property will be of significant appeal to those looking to settle in the area and, as such, we anticipate plentiful interest - call our friendly sales team today to schedule your personal viewing appointment!

Offers Over £239,995



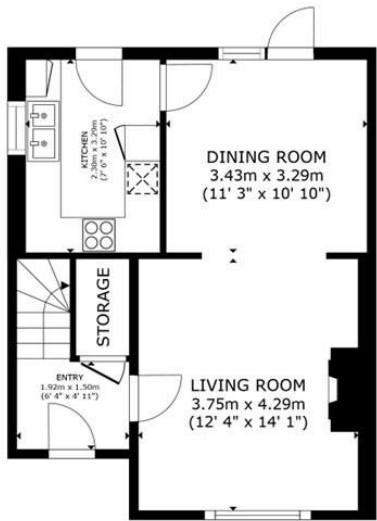
## Property Description

Nestled in a peaceful enclave amongst similar style residential dwellings, 31 Castle Avenue wouldn't look out of place in a lifestyle magazine; refurbished throughout, the vendor's have lovingly reinstated all aspects of the interior with quality fixtures and fittings as standard, curated with chic aplomb. A gorgeous abode that sits at the "Gateway to the Highlands" bordering fantastic road and rail commuter links, stunning open spaces within close proximity, a wealth of amenities, restaurants and shopping as well as a plethora of wonderful outdoor pursuits. Positioned in an elevated and fully enclosed manicured garden setting laid to lawn with multi-car herringbone mono-bloc driveway, stone steps provide access to the canopied open porch solid white upvc door with double panel privacy panels. Ingress to the lower hallway sets the tone, with impressive attention to detail combined with thoughtful use of colours, fabrics, flooring, lighting and glass, further accentuating the generous dimensions of each room. Burnished dark oak wood covers the entire lower footprint creating a seamless transition from each apartment. Crisp whites, teal and dark grey adorn the walls with glass panelled internal pass doors and creative light pendants blending for a high end yet functional interior. The dual aspect living and dining space is a treat to behold, with a beautiful focal wall fire surround and insert living flame effect electric fire finished in imposing white and silver. Above, there is electrical provision for a wall mounted flat screen t.v if desired, with recesses either side framed in contrasting decor hues and thoughtful provision of shelving. The large picture window to the front affords open aspects and combines with the patio door formation to the rear dining area to take full advantage of cascading natural light. There is ample space for modern furnishings to include a large dining suite making this a truly wonderful

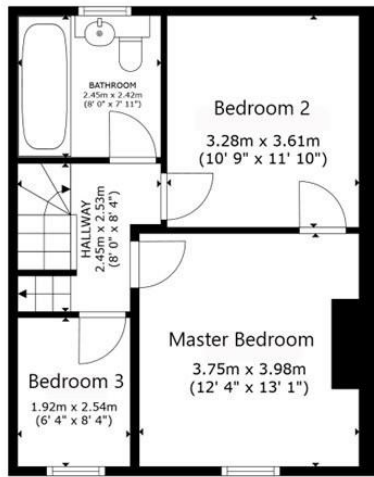




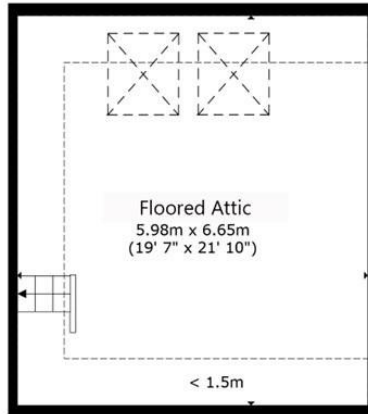
room to relax and entertain in equal measure. Just off, the professionally designed and installed galley kitchen is fitted with a selection of wall and floor cabinetry finished in gloss slab white and topped with grey oak effect laminate work surfaces. Fully equipped, the aspiring cook of the house has all they need with matching chrome oven, four burner gas hob, extract canopy and integrated larder fridge freezer. There is space and servicing for a dishwasher and washer-dryer, with under cabinet lighting, wrap around splash-back tiling and circular stainless steel sink and drainer with mixer over, all combining to effect a practical and efficient working kitchen without compromising on style! A full glaze panel upvc door provides egress to the rear gardens. Upstairs, there is flexible accommodation with three bedrooms and loft space all bound with light decor tones and matching deep pile carpeting running throughout. All unsparing in proportions, all curated to a contemporary finish and all with uninterrupted vistas, each room has it's own character combined with abundant space for furniture suites and providing a private, restful retreat after a long day. A fixed incline stairway has been installed leading to the fully floored and serviced attic area with newly installed velux window - subject to gaining consents, this versatile space could be used as a bedroom, home office, games room or playroom. Completing the internal specification, the chic, spa-like bathroom is in keeping with the rest of the house and does not disappoint! The white three piece sanitary suite of bath and combination vanity w.c and sink with useful storage under provides a linear look, with light speckle wet wall panelling and grey ceramic tiling to the shower area ensuring ease of maintenance with charming style at it's forefront. An electric power shower, screen and light grey vinyl floor covering are further thoughtful inclusions.



GROUND FLOOR



FLOOR 1



FLOOR 2

Just as impressive as the villa itself, the rear gardens and converted garage are a fabulous extension of this property and again, have been designed with flair and urbane sophistication as standard. Fully enclosed with batten panel fencing for added privacy and security, the large patio has a fixed gazebo with lighting positioned adjacent to the rear patio doors, making for a fantastic extension of the internal dining room when the summer allows. A sun deck has been built to the far end, providing a pretty spot for sunbathing. The garage has been lined internally and serviced with electrical provision - currently utilised as a dining/ bar/ family room for entertaining it has proven to be a wonderful addition to family life for the vendor's.

In summary, contemporary abodes of this ilk are a rarity on the open market, moreso one which has been completely renovated and upgraded with tasteful sophistication - we expect fervent interest from active buyers and therefore ask you to contact our friendly sales team to index your interest and avoid missing out!



GROSS INTERNAL AREA  
 GROUND FLOOR 42.6 m<sup>2</sup> (459 sq.ft.) FLOOR 1 44.8 m<sup>2</sup> (482 sq.ft.) FLOOR 2 26.1 m<sup>2</sup> (281 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 13.6 m<sup>2</sup> (146 sq.ft.)  
 TOTAL : 113.6 m<sup>2</sup> (1,222 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			
EU Directive 2002/91/EC			

1 Herschell Street, Anniesland,  
 Glasgow, Lanarkshire, G13 1HR

www.eve-property.co.uk  
 0141 255 0020  
 hello@eve-property.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements