



TWO BEDROOM TOP FLOOR  
FLAT

FURNISHED

CLOSE TO BALLOCH PARK

WALKING DISTANCE TO LOCH  
LOMOND SHORES

Riverside View, Balloch Road, Balloch, Alexandria, G83 8NP

EVE Property are delighted to present to the rental market a beautiful luxury apartment with private underground secure parking and shared sun terrace, situated within an exclusive Riverside development next to Balloch Country Park and on the foot of Loch Lomond.



## Property Description

This two bedroom top floor property is offered furnished and comprises neutrally decorated lounge with carpeted flooring, open plan kitchen with integrated fridge freezer, dishwasher, oven, gas hob and microwave, two double bedrooms both with fitted mirrored door wardrobes and partially tiled family bathroom with white three piece suite and shower over bath.

Further enhancements are gas central heating, double glazing, utility cupboard storing washer/dryer, secure door entry system, secure underground private parking and stunning sun terrace.

Riverside View is an exclusive development situated within the heart of Balloch. It is located on the foot of Loch Lomond with the entrance to Balloch Country Park across the road. Loch Lomond Shores is a short walk away, offering shopping and leisure activities. Local restaurants, supermarkets and Balloch rail station is within easy reach to this property.

Council Tax Band D

EPC Rating C

Letting Agent Registration Number - LARN1902082

Landlords Registration Number 466001/395/09111





Floor 1

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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