



Oakbank, Oakbank, Balloch, Alexandria, West Dunbartonshire, G83 8SW
Offers Over £460,000



RE/MAX

Callum MacDonald of REMAX is delighted to have been asked to bring to market this beautifully presented six bedroom sandstone villa. Oakbank is located in Balloch, a delightful town situated on the banks of Loch Lomond and considered the gateway to the Loch Lomond and Trossachs National Park.

The property has a traditional red sandstone exterior with double glazed windows, the original building has been extended, providing additional space to this wonderful home. A crescent driveway allows vehicle and pedestrian access to the front entrance of the home with ample parking space for multiple vehicles.

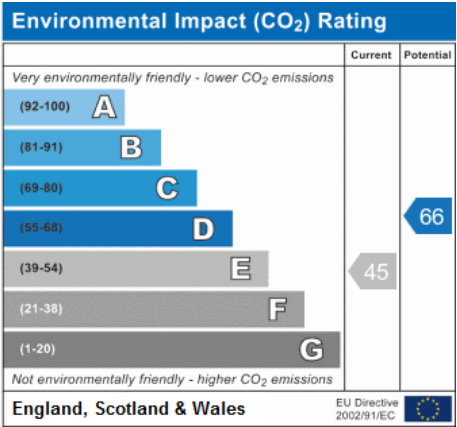
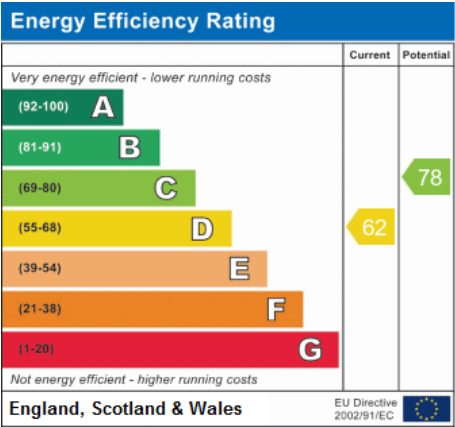
The spacious front lawn is enclosed with a small red brick and iron wrought wall. A large mature hardwood tree provides the lawn with shade and character. From the front lawn there is an access gate to the backyard which has a delightful large timber decked area with an outdoor hot tub leading on to a modern child-friendly and maintenance-free astroturf lawn. The back yard is enclosed by fence which offers a high degree of privacy and a walkway to the riverside of the River Leven, which flows from Loch Lomond into the River Clyde.

This home's layout consists of entrance vestibule, reception hall, lounge, dining room, kitchen and six bedrooms, and a utility room. The modern kitchen is fitted with generous floor standing and wall mounted units as well as an integrated hob and double oven. The kitchen gives access to a conservatory, overlooking the rear garden and patio area. There are four bedrooms on the ground floor and a bathroom comprising low flush wc, pedestal wash hand basin and a walk-in shower. One of the ground floor bedrooms has a tiled en-suite with shower. Upstairs, the spacious master bedroom has patio doors that open onto a wooden decked area overlooking the rear garden and the river Leven. The master bedroom also has an ensuite walk-in shower and bath with plenty of windows for natural light. The modernised property is decorated with features such as the open plan kitchen with hardwood counters and bespoke cabinetry - ideal for entertaining friends and family. The home retains traditional architectural character with some extravagant examples of detailed plaster cornicing in the hallway, lounge and two of the bedrooms and solid hardwood panelled doors throughout the home. Warmth is provided by gas fired central heating and adjacent to the home is a garage, part of which has been renovated into the homeowner's private bar area perfect for entertaining and adding to the home's appeal.

To arrange a viewing or your own home valuation call Callum today on: 07493263421 or the REMAX office: 01416494549 or email Callum@remax-scotland.net











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