

1 Carson Road, Balloch, West
Dunbartonshire



Offers over
£173,500

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

Outstanding **THREE DOUBLE BEDROOM** end of terrace villa offered to the market in excellent decorative order. The property has been upgraded throughout by the current owners and is in walk-in condition.

Accommodation: Entrance hallway with handy plumbed cloak off, dual storage cupboards. Rear facing lounge-diner extending to the full width of the property with attractive laminate flooring and co-ordinated decorative finishes with recessed ceiling lighting. Picture window and French Doors leading to back garden. Space for dining table and chairs, ideal for informal dining arrangements.

Modern kitchen with an excellent range of fitted wall and base mounted units, sink and drainer with mixer tap, integrated fridge and freezer, dishwasher, four ring electric hob, dual eye level ovens and extractor hood, under unit wine cooler and space for washing machine. Breakfast bar.

Open plan staircase with large window leading to upper floor. Three double bedrooms providing excellent family size accommodation, all bedrooms have ample floor area for free standing furniture. Beautifully appointed shower room with walk in shower enclosure, mains powered shower assembly, grey stone effect wall tiles and co-ordinated floor tiling. Vanity unit with wash hand basin inset, matching storage drawers and close couple W.C, chrome heated towel rail and recessed ceiling downlighters. Access from landing to partially floored loft with drop down ladder.

South facing enclosed rear gardens with lawn and patio areas, the front garden has been slabbed and can accommodate two vehicles. A superb well proportioned property with excellent room sizes, this would make an excellent choice for the growing family. We recommend early viewing to avoid disappointment.

EPC:D66:0140-2859-9250-2405-7351 **THE HOME REPORT CAN BE DOWNLOADED FROM OUR WEBSITE OR FROM RIGHTMOVE UNDER EPC.**

Floorplan & Room Sizes



FLOOR 1



FLOOR 2

Lounge-Diner 6.5m x 4.1m (21'4" x 13'6")

Kitchen 2.4m x 3.25m (7'11" x 10'8")

Downstairs W.C 1.1m x 1.25m (3'7" x 4'1")

Bedroom 1 3.8m x 3.55m (12'6" x 11'7")

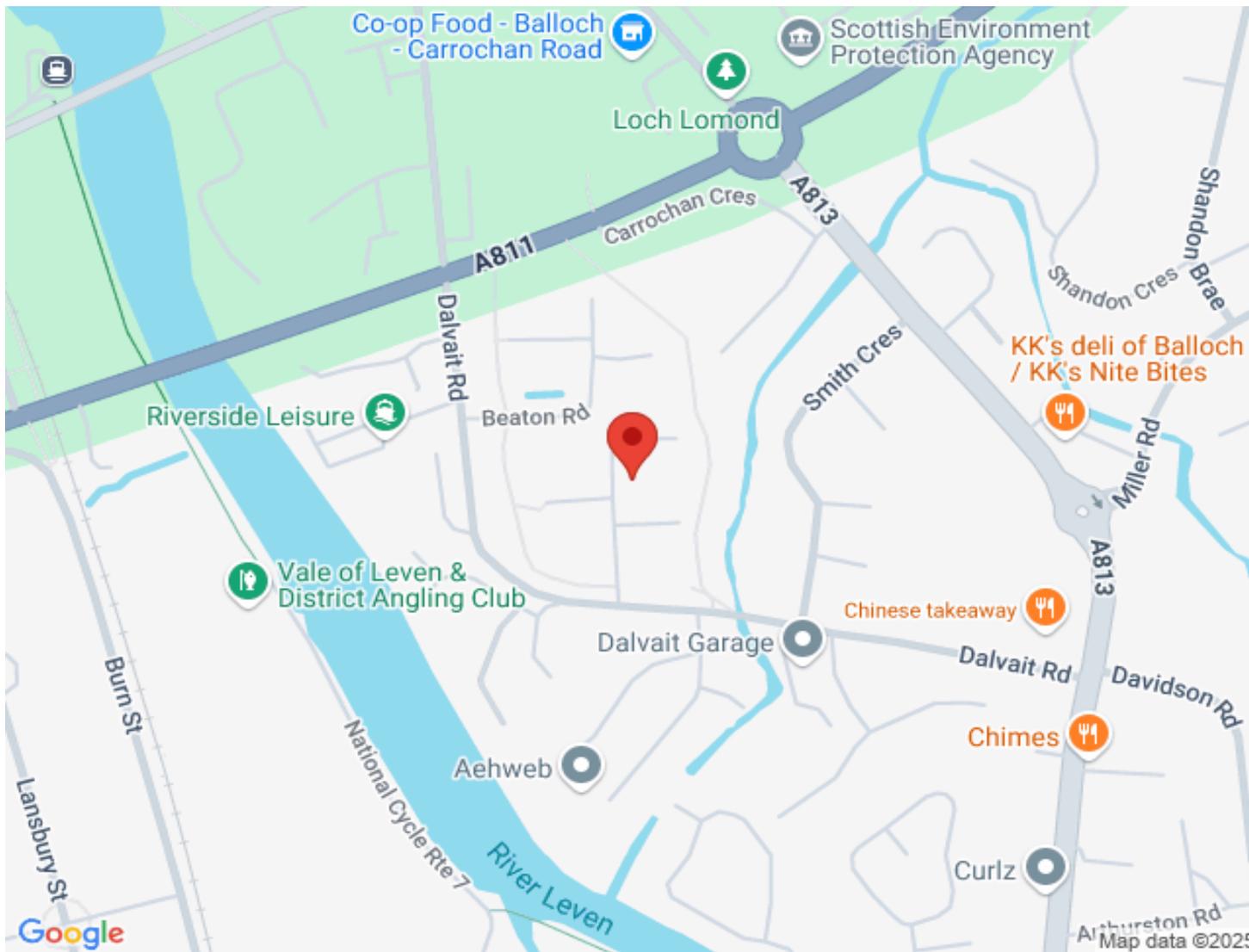
Bedroom 2 3.8m x 2.9m (12'6" x 9'6")

Bedroom 3 2.5m x 3.8m (8'2" x 12'6")

Shower Room 2.1m x 2.3m (6'11" x 7'6")







To view a copy of the home report please visit our website www.sbproperty.co.uk

PLEASE NOTE

These property details are set out as a general guideline only. They do not constitute any part of an offer or contract.

MEASUREMENTS: All measurements are taken with an electronic digital measuring device. We strongly advise all prospective purchasers take their own measurements before ordering carpets, blinds, furniture etc. **APPLIANCES:** The electrical, gas powered appliances and heating systems have not been tested as working by us, we recommend that you instruct your own independent evaluation of these. **FIXTURES AND FITTINGS:** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. These particulars are believed to be correct, however their accuracy cannot be guaranteed.



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