

29 1-2 Dalvair Road, Balloch, West
Dunbartonshire



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Offers over
£148,500

SBXPROPERTY
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Description

Fantastic **THREE BEDROOM and TWO BATHROOM** Traditional First and Second Floor Flat offered to the market in immaculate condition. The property is conveniently located in the heart of Balloch offering a short level walk to both Balloch Park and Loch Lomond side.

Lower accommodation: bright entrance hallway with dual storage cupboards off leading to the beautifully presented front facing lounge which retains many traditional features such as high skirtings, ceiling cornice and rose with co-ordinated contemporary decorative finishes.

Well-appointed modern breakfasting fitted kitchen with a range of white high gloss units. Integrated fridge and freezer, dishwasher and space for washing machine (included). Dual eye level electric ovens and microwave. Five burner gas hob with chimney style extraction hood. One and half bowl sink and drainer. Co-ordinated worksurfaces and splashbacks. Breakfast bar.

Family bathroom comprising bath with mains operated shower over, vanity unit with wash hand basin inset and W.C. Chrome heated towel rail. Easy clean wet wall finishes and recessed ceiling lighting. Third bedroom off hallway with large storage cupboard this flexible room is currently utilised for dining purposes.

Upper accommodation: Staircase to upper floor with attractive Oak handrail and feature safety glass panels. Front facing master bedroom with wall length built in wardrobe with triple sliding doors. Second rear facing double bedroom also with built in wardrobe assembly. Both wardrobes provide excellent hanging and storage facilities and ample floor area for free standing furniture. Beautifully presented shower room comprising shower cubicle with mains operated shower, full length vanity unit with W.C and wash hand basin inset. Heated towel rail, wet wall finishes and recessed ceiling lighting. Access hatch to eaves area and large cupboard on top landing providing additional storage facilities.

Well maintained communal drying green with sectioned off private garden area comprising decking and stone chipped areas. Parking is available directly outside the property. The property has been completely upgraded and maintained to the highest standards by the current owners, we highly recommend early viewing to avoid disappointment.

EPC:C74: 9053-1901-8200-8745-6200 **THE HOME REPORT IS AVAILABLE TO DOWNLOAD FROM OUR WEBSITE OR UNDER EPC ON RIGHTMOVE**

Floorplan & Room Sizes



FLOOR 2

Lounge 4.2m x 3.8m (13'10" x 12'6")

Breakfasting Kitchen 3.8m x 2.95m (12'6" x 9'8")

Dining Room/Bedroom 3 2.4m x 4.2m (7'11" x 13'10")

Downstairs Bathroom 2.4m x 4.2m (7'11" x 13'10")

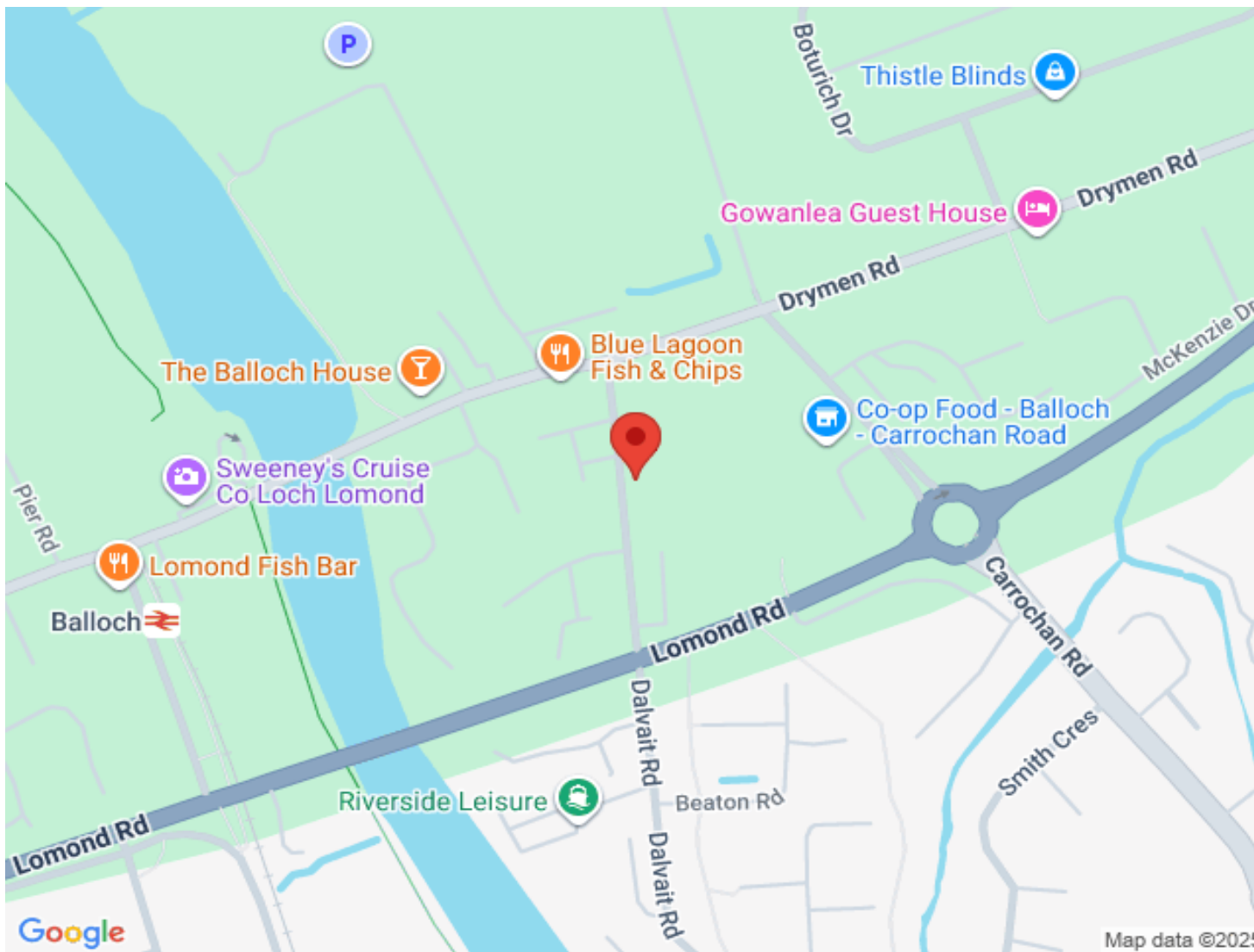
Bedroom 1 3.4m x 2.9m (11'2" x 9'6")

Bedroom 2 3.7m x 2.6m (12'1" x 8'6")

Shower Room 1.9m x 1.7m (6'2" x 5'7")







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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