



OFFERS OVER

£129,995

MacDonald Walk

Balloch, G83 8QH

PROPERTY SUMMARY

*** CLOSING DATE FRIDAY 28TH FEBRUARY 2025 AT 12:00 NOON ***

This beautifully presented and generously proportioned two-bedroom End Terrace Villa is set within highly sought after location within the heart of Balloch.

Early viewing is strongly recommended to appreciate the delightful accommodation on offer and, indeed the extensive upgrading which has been carried out by the current vendors. The property itself has been re-roofed and recently undergone professional exterior painting of the roughcast and brick in complementary colours.

Haxton Property are delighted to present this charming home which commands a peaceful location within Balloch. Internally the property offers a welcoming reception hall, access to a bright and spacious living room with a rear facing window overlooking the enclosed rear gardens, the living room offers ample space for a range of furniture complimented with modern flooring. The kitchen boasts a wide array of modern floor and wall units offering excellent storage accommodation with co-ordinating tiling behind worktop surfaces, built-in electric hob, electric double oven and extractor hood, integrated fridge/freezer, dishwasher and washing machine. The kitchen also allows direct access onto the rear private enclosed rear garden grounds. The upper floor landing

2



1



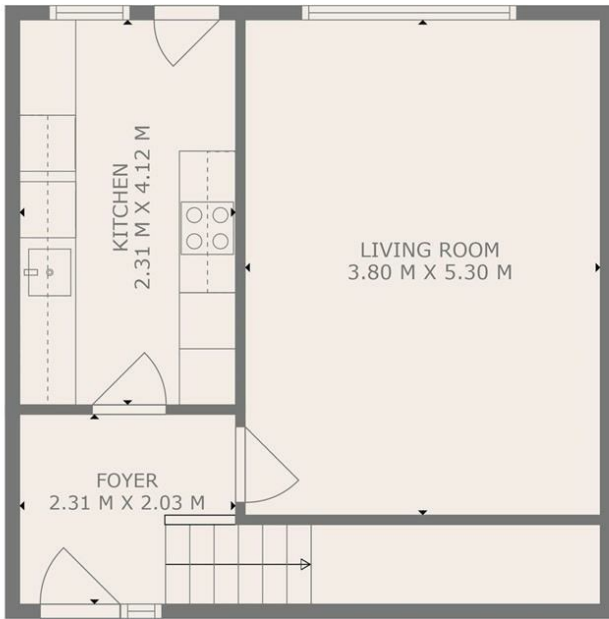
1











FLOOR 1



FLOOR 2

LOCAL AUTHORITY

West Dunbartonshire

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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



TOTAL: 78 m²
FLOOR 1: 39 m², FLOOR 2: 39 m²

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



HAXTON
PROPERTY

OFFICE ADDRESS

15 Station Road
Dumbarton
Dunbartonshire
G82 1SA

OFFICE DETAILS

01389 719000
info@haxtonproperty.co.uk
www.haxtonproperty.co.uk