



OFFERS OVER

£129,995

MacDonald Walk

Balloch, G83 8QH



## PROPERTY SUMMARY

\* Unexpectedly Back On The Market \* 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 offers two storage cupboards and leads to two generous double bedrooms, both beautifully presented. The bathroom offers a white three-piece suite comprising panelled bath incorporating

2



1



1







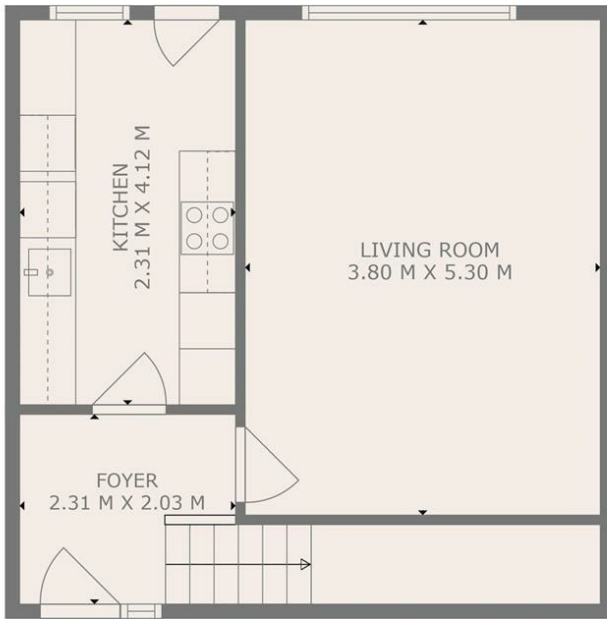




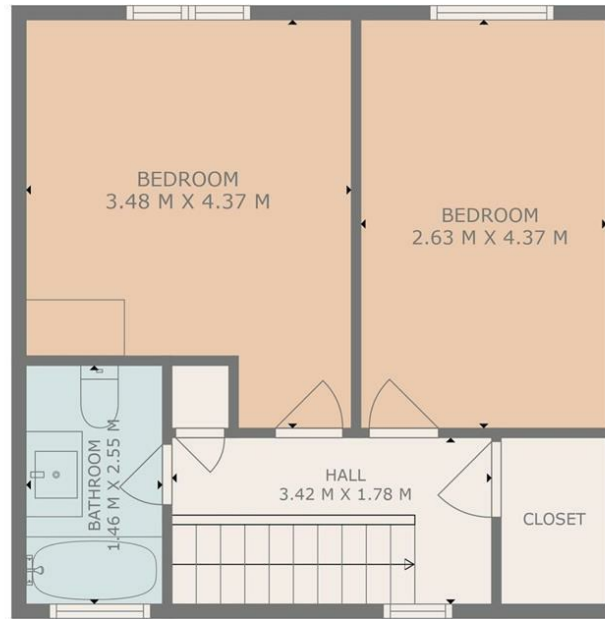








FLOOR 1



FLOOR 2

**TOTAL: 78 m<sup>2</sup>**  
FLOOR 1: 39 m<sup>2</sup>, FLOOR 2: 39 m<sup>2</sup>

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



**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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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

**HAXTON**  
PROPERTY

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