

1 Riverside View Balloch Road, Balloch ALEXANDRIA G83 8NP



welcome to

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A modern ground floor flat in secure development overlooking the River Leven and banks of Loch Lomond to the West. Located centrally with shops nearby and Balloch Train Station around 200 metres away.















Lounge/kitchen

Irregular Shaped Room 22' 8" at longest point x 11' 6" at widest point (6.91m at longest point x 3.51m)

Master Bedroom

Irregular Shaped Room 16' at longest point x 11' 5" at widest point (4.88m at longest point x 3.48m)

En Suite Shower Room

5' 2" x 6' 10" (1.57m x 2.08m)

Bedroom

Irregular Shaped Room 8' 9" x 11' 1" at widest point (2.67m x 3.38m)

Bathroom

8' 2" x 5' 6" (2.49m x 1.68m)

Entrance Hall

Irregular Shaped Room 9' 7" at longest point x 7' 2" at widest point (2.92m at longest point x 2.18m)

welcome to

1 Riverside View Balloch Road, Balloch **ALEXANDRIA**

- 2 bed Ground Floor Flat
- Secure entry and basement parking
- Views over the River Leven
- Ensuite and family bath
- GCH, DG

Tenure: Freehold EPC Rating: C

offers over

£158,000

A modern ground floor flat in secure development overlooking the River Leven and banks of Loch Lomond to the West. Located centrally with shops nearby and Balloch Train Station around 200 metres away. The property is accessed via security entry door and benefits from an allocated parking space in the underground garage.

Accommodation comprises entrance hall, lounge open plan to kitchen, 2 double bedrooms both with fitted wardrobes, master bedroom has an en-suite shower room, family bathroom and large cupboard that houses the washing machine and tumble dryer.

The modern fitted kitchen sits in the corner to the left of the living area and integrated appliances comprise fridge/freezer, dishwasher, 4 ring gas hob, oven and extractor fan.

The part tiled family bathroom has a 3 piece white suite in situ. The part tiled ensuite shower room is fitted with a rectangular shaped shower area with mains shower. Both have chrome towel rails to provide warmth.

The property is decorated in neutral finishes throughout and has just been repainted. There is a mix of carpets and Vinyl underfoot.





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later

stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not

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Property Ref:

constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch DBT105970 - 0002 by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the

property and other important matters before exchange of contracts.





Please note the marker reflects the postcode not the actual property

allen & harris







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