



Mcfarlane Road, Balloch Alexandria G83 8EA



welcome to

Mcfarlane Road, Balloch Alexandria

Well-presented end-terraced villa with accommodation comprising, dual aspect lounge, kitchen, three bedrooms and bathroom. GCH, Double Glazing and gardens and double driveway.



Offered to the market is this spacious three-bedroom end terraced villa. The property is presented in excellent condition throughout and is ideally located close to a host of local amenities. Viewing is recommended.

The accommodation comprises an entrance hall with downstairs wc, There is a spacious lounge leading to a good size dining kitchen boasting a range of both wall and floor mounted units with built in hob, oven and extractor. The upper level has three bedrooms and the bathroom which is fitted with a three-piece white suite.

The specification includes gas central heating and double glazing.

Externally there are gardens to the rear which are to the most part laid to lawn with a patio area. There is a double driveway to the front providing off street parking.

Balloch is a charming town which offers an excellent array of amenities and schooling which is ideal for family living. There are regular and frequent public transport links to a multitude of destinations whether it be to Glasgow or Lomondside and its world-renowned scenery. Shopping is to hand for general day to day requirements whilst retails parks, shopping centres and chain stores can be found in neighbouring town just a short car journey away. Leisure, recreational and sporting pursuits are abundance throughout the district.

Lounge

15' 7" Max x 14' Max (4.75m Max x 4.27m Max)

Kitchen

10' x 8' 7" (3.05m x 2.62m)

Dining Area

9' 11" x 8' 2" (3.02m x 2.49m)

Bedroom

10' 2" x 10' 2" (3.10m x 3.10m)

Bedroom

13' 2" x 8' 5" (4.01m x 2.57m)

Bedroom

9' 5" Max Excl Cupboard x 8' 3" Max Excl Cupboard (2.87m Max Excl Cupboard x 2.51m Max Excl Cupboard)

Bathroom



view this property online allenandharris.co.uk/Property/DBT106753



welcome to

Mcfarlane Road, Balloch Alexandria

- End-Terraced Villa
- 3 Bedrooms
- Dining Kitchen
- Well Presented
- DG / GCH

Tenure: Freehold EPC Rating: C

offers over

£150,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/DBT106753](https://www.allenandharris.co.uk/Property/DBT106753)



Property Ref:
DBT106753 - 0005

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 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 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.


allen & harris



01389 731314



Dumbarton@allenandharris.co.uk



163 High Street, DUMBARTON,
Dunbartonshire, G82 1NZ



allenandharris.co.uk