



Cook Road, Balloch Alexandria G83 8DJ

welcome to

Cook Road, Balloch Alexandria

Well-presented semi-detached villa with accommodation comprising, lounge, kitchen, conservatory, shower room, three bedrooms and bathroom. GCH/DG, gardens and driveway.



Presented the market is this well-presented three-bedroom semi-detached villa. The property is ideally located close to a host of local amenities. Viewing is recommended.

The accommodation comprises an entrance hall with downstairs shower room, this leads to a spacious lounge. The kitchen boasting a range of both wall and floor mounted units with built in hob, oven and extractor. There is a dining area which in turn gives access to the conservatory. The upper level has three bedrooms and the bathroom which is fitted with a three-piece white suite.

The specification includes gas central heating, double glazing.

Externally there are gardens to the rears which have been landscaped for ease of maintenance. There is a driveway to the front and an additional parking space to the side of the property.

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' 1" Max (4.75m Max x 4.29m Max)

Kitchen

9' 11" x 8' 6" (3.02m x 2.59m)

Dining Area

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

Conservatory

10' 3" x 7' 3" (3.12m x 2.21m)

Bedroom

10' 2" x 10' 3" (3.10m x 3.12m)

Bedroom

13' 2" x 8' 6" (4.01m x 2.59m)

Bedroom

9' 5" Max x 8' 4" Max (2.87m Max x 2.54m Max)

Bathroom

6' 6" x 6' 8" (1.98m x 2.03m)



view this property online allenandharris.co.uk/Property/DBT107140



welcome to

Cook Road, Balloch Alexandria

- Semi-Detached Villa
- Three Bedrooms
- Conservatory
- Downstairs Shower Room
- DG / GCH

Tenure: Freehold EPC Rating: C

offers over

£165,000



Please note the marker reflects the postcode not the actual property

view this property online [allenandharris.co.uk/Property/DBT107140](https://www.allenandharris.co.uk/Property/DBT107140)



Property Ref:
DBT107140 - 0006

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](https://www.allenandharris.co.uk)