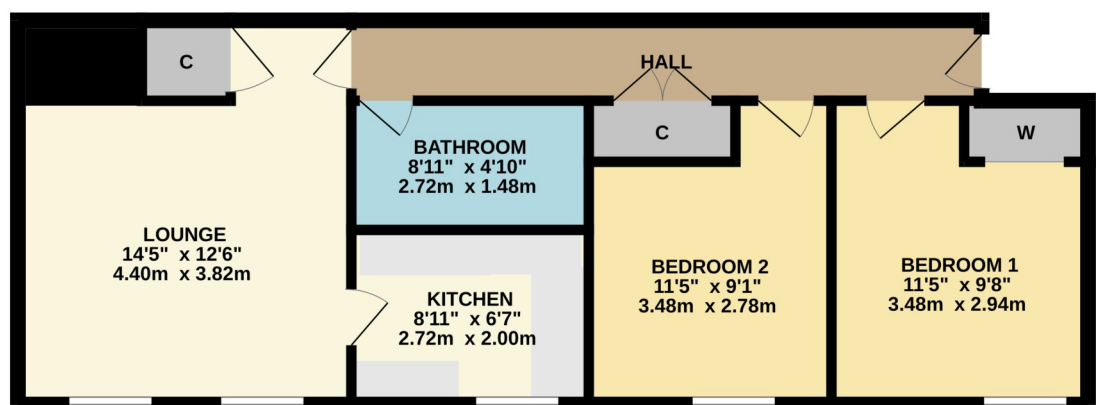




Number 2, Flat 6 Riverside Court, Balloch, G83 8LN

David Muir Estate Agents offer to the market this two-bedroom first floor flat which is conveniently located within walking distance to shops, schools and Balloch train station.

## FIRST FLOOR



TWO BEDROOM FLAT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### **Travel Directions**

From Balloch Railway station turn left up hill on Tullichewan Road. Turn left into Lomond Road and continue over Leven Bridge. Turn right into Dalvait Road. Continue and as you veer left take right turn into Riverside Court. Parking to your left. Access is at the rear of the building..

#### **Additional Information**

Home Report Valuation: £95,000  
Asking Price: Offers Over £90,000  
Council Tax Band: B  
Energy Efficiency Rating: C  
Double Glazing  
Gas Central Heating

#### **Home Report**

This property benefits from a Home Report which can be obtained from [davidmuirestates.com](http://davidmuirestates.com) or [onesurvey.org](http://onesurvey.org)

#### **Disclaimer**

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All measurements, distances and areas are approximate and for guidance only.