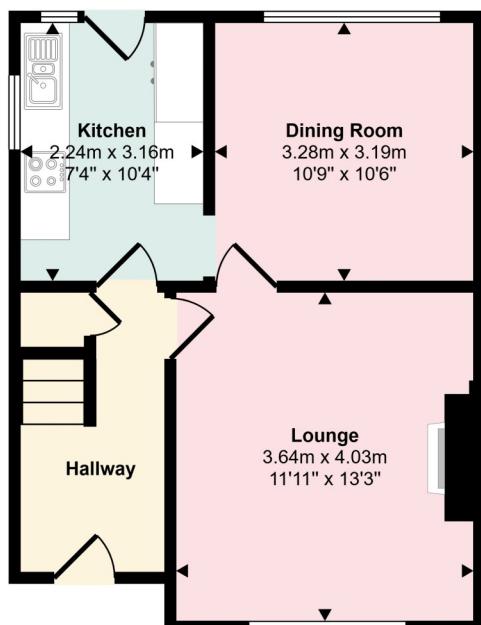




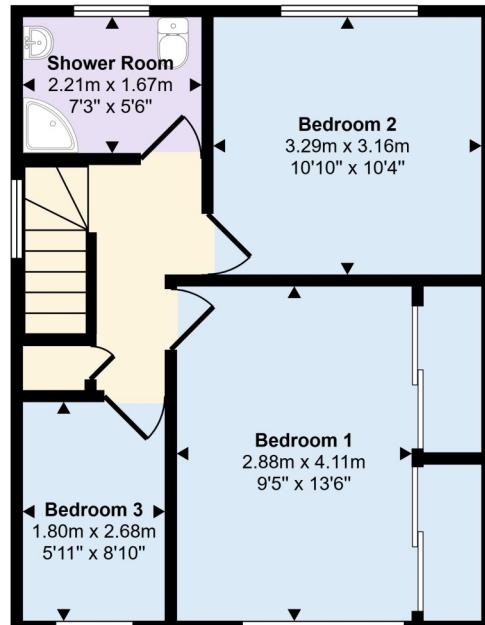
**23 Castle Avenue, Balloch, G83 8HU**

This attractive three-bedroom semi-detached villa is set within the ever-popular Mollanbowie Estate in Balloch, just a short distance from the shores of Loch Lomond.

Approx Gross Internal Area  
82 sq m / 884 sq ft



**Ground Floor**  
Approx 40 sq m / 432 sq ft



**First Floor**  
Approx 42 sq m / 452 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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 **rightmove**

**Zoopla.co.uk**



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#### **Travel Directions**

From the main gates at Balloch Park proceed North east on Drymen Road turn left, then right at the junction into Castle Avenue. No 23 is on your left hand side.

#### **Additional Information**

Home Report Valuation: £235,000  
Asking Price: Offers Over £230,000  
Council Tax Band: E  
Energy Efficiency Rating: D  
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.