



... a second generation
family business



ALEXANDRIA, Flat 3, 5 Achray Avenue, G83 0QB



The property is situated close to a variety of local amenities with extensive shopping facilities within easy reach in Balloch, and the main street of Alexandria caters for everyday requirements. Local railway connections provide a 30 minute journey to Glasgow City Centre and Loch Lomond is easily accessible via established road networks. The area also has excellent schooling at both primary and secondary levels.

Located close to the town centre and enjoying a quiet cul-de-sac position within this attractive modern development, this first floor one bedroom apartment offers generous accommodation that will appeal to first time buyers, those downsizing or property investors.

The property sits within factored gardens with generous resident and visitor parking.

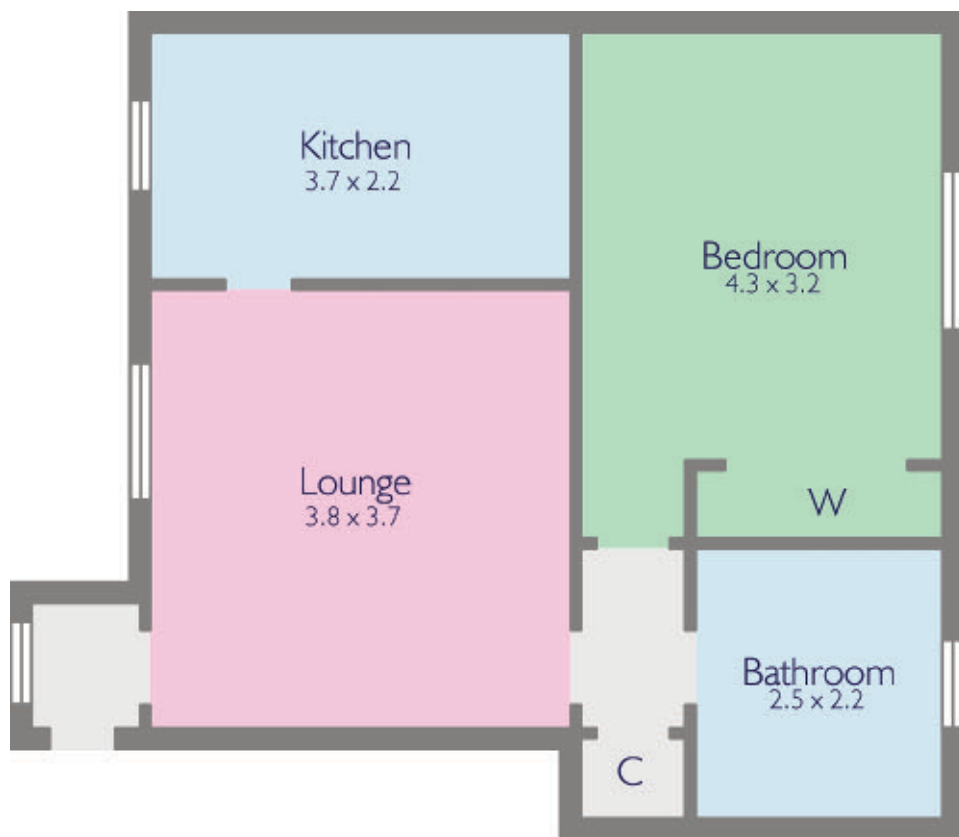
The subjects benefit from gas central heating and double glazing. Decorated in modern shades complementing the neutral floorings, and enjoying an open outlook onto established well tended lawned communal gardens.

The accommodation comprises entrance vestibule, good sized living room, fitted kitchen to include appliances, double bedroom, bathroom and good cupboard storage.









**Price**

Offers should be submitted in Scottish legal form to the Sole Selling Agents, G&S Properties, Exchange House, 50 Drymen Road, Bearsden, G61 2RH.

The Home Report can be accessed at:- www.sellerspack.co.uk

Postcode: G83 0QB

Fixtures & Fittings included in the sale:

All fitted floor coverings, curtains and blinds. All integrated appliances.

Services

The property is connected to mains water, gas, electricity and drainage. Heating is by means of gas fired central heating system also heating domestic hot water supply. The property benefits from UPVC double glazed sealed units throughout.

Vendor

Clients of G&S Properties

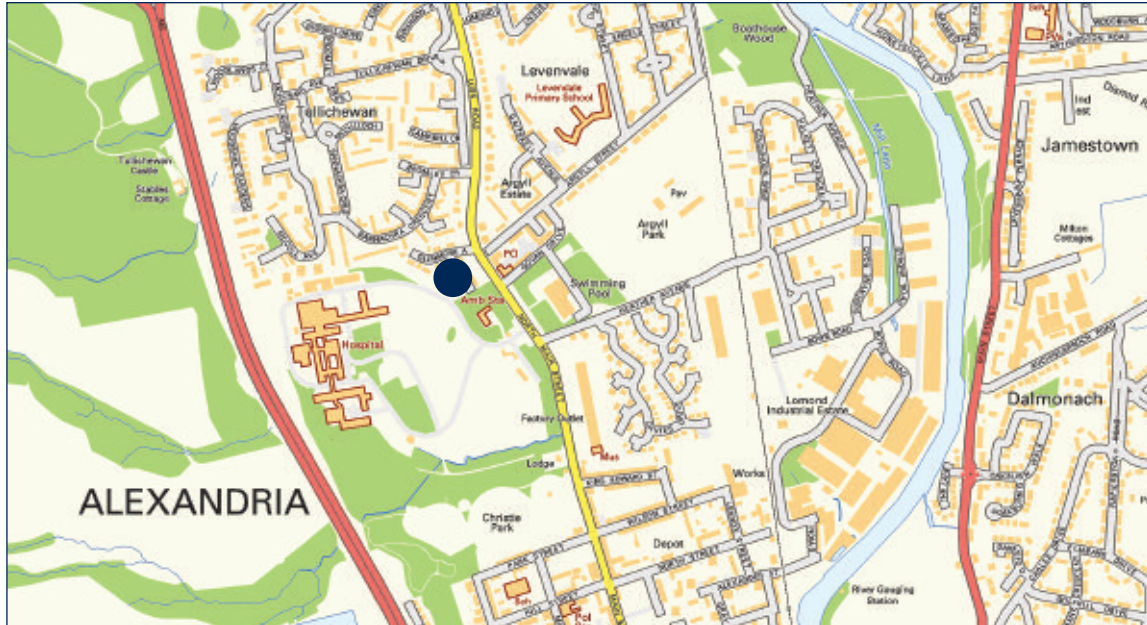
Negotiator

Mark Adams.

COUNCIL TAX BAND C

EPC RATING C

HOME REPORT £80,000



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Local Area

The village of Balloch sits on the banks of Loch Lomond forming part of Scotland's first National Park with stunning views of Ben Lomond and the north. The marina and popular Lomond Shores Shopping Centre are closeby. Balloch is within walking distance of all local amenities and public transport links to Dumbarton, Clydebank and Glasgow. The A82 trunk road links Balloch to Loch Lomond and the north and also Glasgow, Clydebank and Paisley to the south, where you will find the main shopping centres of Braehead and Silverburn.

The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested. We have not tested any electrical or other appliance/equipment and purchaser should make their own enquiries. No warranty is given. All sizes are approximate only. Plan is schematic only.

G & S Properties give notice that:

1) These particulars do not form any part of an offer or contract.

2) They are intended to give a fair description of the property, but neither G & S Properties nor the vendor accepts responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness.

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...over 40 years of selling &
renting family homes



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