



- SUBSTANTIAL PLOT OF LAND
- APPROVED PLANNING FOR A DETACHED VILLA
- POPULAR BALLOCH LOCATION CLOSE TO LOCH LOMOND

10 Old Luss Road, Balloch, Alexandria, G83 8QP

Offers Over £180,000

EVE Property are delighted to present to the open sales market a fantastic opportunity to acquire a substantial plot of land in the ever sought after Old Luss Road, Balloch. The parcel comes complete with approved planning for a detached three bedroom, two public room villa with separate garage and driveway - perfect for those who are looking to self build their dream home or seasoned developers!





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Nestled amongst neighbouring properties of similar design, the land benefits from being rectangular in shape, serviced and with level grounds. The entire area is approximately 1/3 of an acre - some 200 ft by 65 ft and affords unique scope to the winning purchaser.

Offers over £180k are sought by our client - excellent value for money when the entire purchase and build is calculated against that of surrounding properties - don't miss out - call our friendly sales team today to schedule your viewing.

Planning reference 2021/0419/DET (Loch Lomond & The Trossachs National Park)

Viewing by appointment only please.

Old Luss Road is within walking distance to Balloch Country Park set on the foot of Loch Lomond. Local shops, restaurants and train links can be found within the Village of Balloch. Loch Lomond Shores is a short distance from this property offering a variety of retail and leisure activities. A82 is a short drive away offering road links to M8 network, Erskine Bridge, Glasgow Airport, Helensburgh and Faslane Naval Base.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements