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Castle Avenue, Balloch, Alexandria, Dumbartonshire. G83 8JX





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Located within the established Mollanbowie Estate, 2 Castle Avenue is a superbly proportioned detached dormer bungalow that sits within a fabulous mature garden.

Built around the late 1950's by John Lawrence, the property offers around 1,400 square feet of living accommodation which is bright and airy. On entering there is a welcoming hallway which has a useful store cupboard. The Lounge is a lovely space with a bay window overlooking the front garden. There is a second reception room to the rear of the ground floor which could be utilised as a dining room or fourth bedroom if required with views over the back garden. The Kitchen is fitted with a range of units and worktops. There is ample space for free-standing white goods and a door accessing a lovely Conservatory which has access outside. The ground floor has two excellent sized bedrooms and a shower room.

The upper level has a superb bedroom with an additional dressing/study area. There is lots of storage and access to a large floored attic which has potential to be further developed (subject to appropriate consents). The property is double glazed throughout and has gas central heating.

Externally the property sits within a wonderful plot that has lots of mature planting. The rear garden is particularly spacious with a large area of lawn and a patio ideal for using in the summer months. There is a detached garage and Monoblock driveway offering parking for multiple vehicles. The location of the property is ideal, a short walk from Balloch Country Park, Loch Lomond and local train station which offers regular services to Glasgow and beyond.

EPC Band E
Council Tax Band E



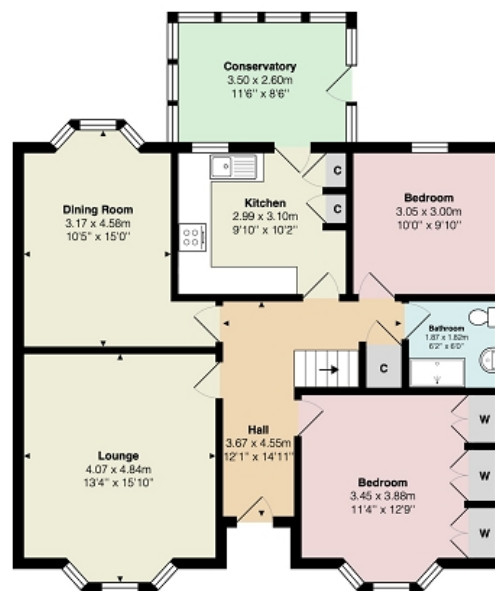
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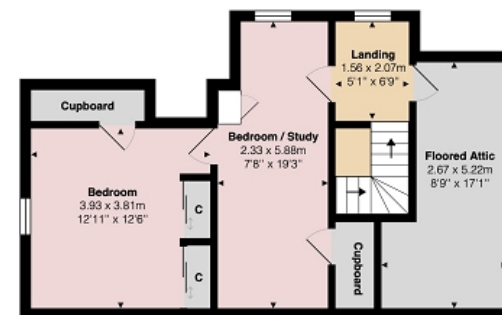


Measurements

Hallway	14' 11" Max x 12' 01" Max or 4.55m Max x 3.68m Max
Lounge	15' 10" Max x 13' 04" Max or 4.83m Max x 4.06m Max
Dining Room	15' 0" Max x 10' 05" Max or 4.57m Max x 3.18m Max
Kitchen	10' 02" Max x 9' 10" Max or 3.10m Max x 3.00m Max
Conservatory	11' 06" x 8' 06" or 3.51m x 2.59m
Bedroom 1	12' 09" Max x 11' 04" Max or 3.89m Max x 3.45m Max
Bedroom 2	10' 0" x 9' 10" or 3.05m x 3.00m
Landing	6' 09" x 5' 01" or 2.06m x 1.55m
Bedroom 3	12' 11" Max x 12' 06" Max or 3.94m Max x 3.81m Max
Study	19' 03" Max x 7' 08" Max or 5.87m Max x 2.34m Max
Attic	17' 01" x 8' 09" Max Max or 5.21m x 2.67m Max



Ground Floor



First Floor

All measurements are approximate and for display purposes only

Contact our office for further details



NOTE: These details have been prepared for guidance. If there is any point which you find misleading please contact McArthur Stanton where further information is available. Measurements have been taken from wall to wall, unless otherwise stated, and have been recorded by use of a sonic beam. Services and appliances not tested. Details have been prepared by March 2024. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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