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Ledrish Avenue, Balloch, Alexandria, Dumbartonshire. G83 8LJ





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Located within the established Mollanbowie Estate, 23 Ledrish Avenue is a superbly proportioned semi-detached villa that's sits within a large mature garden with the advantage of a private driveway and detached garage.

Internally the property is bright and airy and despite requiring a degree of modernisation offers a blank canvas for a new owner to make their own. On entering there is a welcoming hallway which has a useful store cupboard and access to a WC. The lounge is a fantastic size at nearly twenty-five feet in length and has ample space for a good-sized dining table and chairs. The kitchen is fitted with traditional style units and worktops with lots of space for free-standing white goods. There is an excellent sized larder cupboard and a courtesy door leading to the garden.

Upstairs the property has three bedrooms all of which have built in storage. The modern shower room is fitted with a neutral suite, tiling and heated towel rail. There are double glazed windows throughout and gas central heating.

Externally the property has a beautiful mature garden with large areas of lawn, mature shrubs, trees and hedges. To the front/side of the property there is a private driveway and detached garage. 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 D
Council Tax Band E



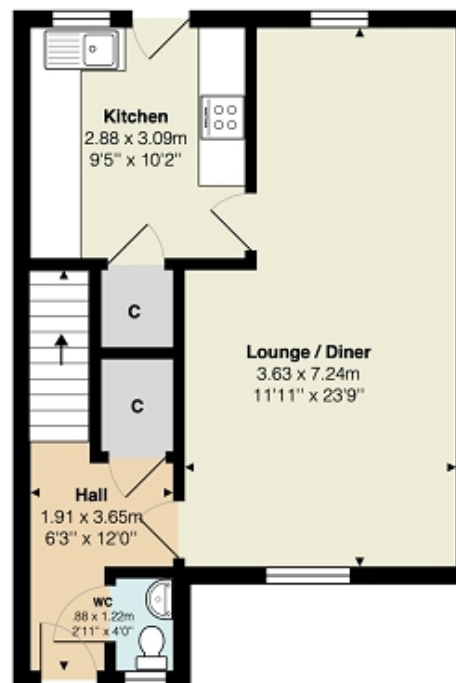
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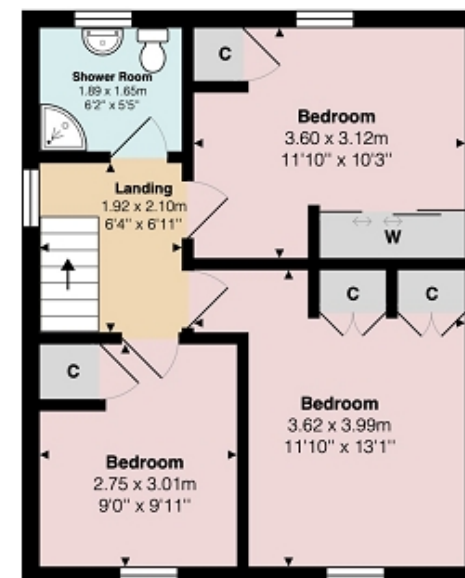


Measurements

Hallway	12' 0" Max x 6' 03" Max or 3.66m Max x 1.91m Max
WC	4' 0" x 2' 11" or 1.22m x 0.89m
Lounge/diner	23' 09" Max x 11' 11" Max or 7.24m Max x 3.63m Max
Kitchen	10' 02" x 9' 05" or 3.10m x 2.87m
Landing	6' 11" Max x 6' 04" Max or 2.11m Max x 1.93m Max
Bedroom 1	11' 10" Max x 10' 03" Max or 3.61m Max x 3.12m Max
Bedroom 2	13' 01" Max x 11' 10" Max or 3.99m Max x 3.61m Max
Bedroom 3	9' 11" Max x 9' 0" Max or 3.02m Max x 2.74m Max
Shower Room	6' 02" x 5' 05" or 1.88m x 1.65m



Ground Floor



First Floor

All measurements are approximate and for display purposes only

Contact our office for further details



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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 November 2024. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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