



Riverside Court  
Balloch, Alexandria  
G83 8LN

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## Fixed Price £89,000

Occupying the preferred first floor position within a substantial building within close proximity of Balloch, this spacious two bedroom flat offers spacious accommodation including entrance hallway with storage cupboard and laminate flooring and overhead loft access hatch.



The original building dates back to the 1850's and in the 1980's the two stairwells were added and the development was turned into 18 flats.

Access is gained to all apartments from this hallway bar the kitchen which is found off the good size lounge which has front facing double glazed window overlooking the communal gardens. The aforementioned kitchen has ample floor and wall mounted units providing excellent accommodation, built in hob, oven and hood, integrated fridge freezer and a stainless steel sink, tiling behind worktop surfaces and a drop down breakfasting table at one side which also has nice view at the rear window.



Home Report Valuation  
£100,000

[www.packdetails.com](http://www.packdetails.com)

Council Tax Band B

EPC Rating D



There are two double bedrooms are provided with the main one having built in wardrobes.

The bathroom has a three piece white suite comprising panelled bath with shower, wash hand basin and a w.c.

Further features include electric heating and double glazing .



There is a security controlled entry system, well maintained communal gardens with generous resident's parking area with ample space for many family vehicles

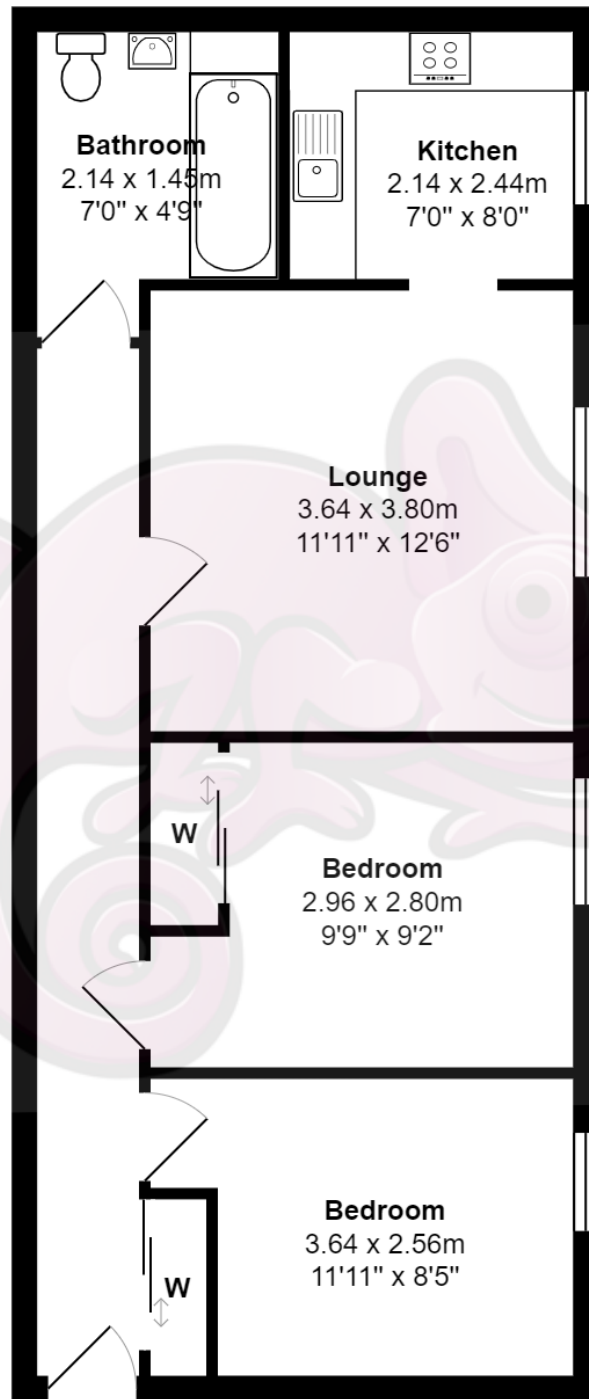
The property would be an excellent first time buy or indeed a popular buy to let home as this type of property would generate c. £650 - £700 per month on a private rental tenancy agreement.



## Vendor Comments

*This has been a great flat as is such a nice quiet developmens and yet so handy for local shops and easy commuting to Glasgow.*

## 1 Riverside Court, Balloch

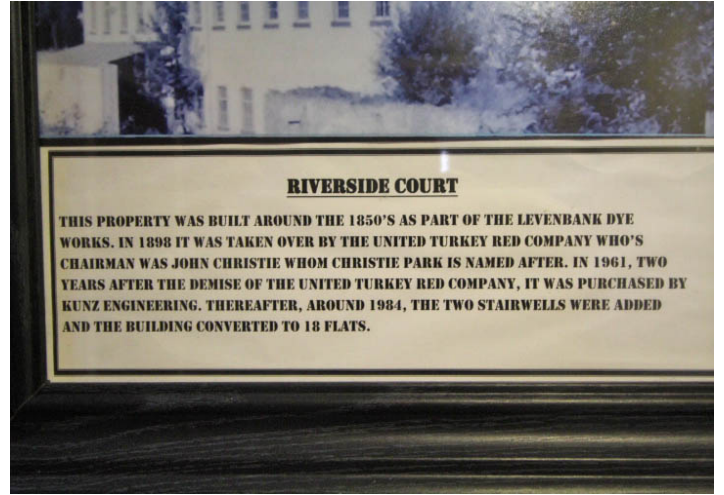


Total Area: 53.6 m<sup>2</sup> ... 576 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Situated within close proximity of Balloch town centre with the main street providing a wide of shops, amenities, pubs, clubs and restaurants, and of course, Loch Lomond almost on one's doorstep and established road networks accessed via slip roads close at hand. Balloch station is located within walking distance, and provides regular services to thru Dumbarton, Clydebank though to Glasgow city centre and beyond.





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