



Red Fox Drive
Balloch
G83 8LP

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Offers Over £83,000

A very well presented main door Ground Floor Flat situated in the most fantastic position with open outlook onto the River Leven.

The property itself is traditionally constructed with a well presented rendered exterior beneath a pitched concrete tile roof.

The location of this particular apartment is idyllic as it is in a quiet corner with its own private garden area to the front and adjacent to this is the most incredible maintained woodland area know as Foxwood with beautifully maintained banking including a variety of garden ornaments which creates a most attractive space.

The private garden at the front consists of two lawn ideas with natural hedged border beyond this is sheltered and screened deck area which is perfect for garden furniture and patio. There is also a lockable storage shed/out building.

At the rear of the apartments that are communal parking areas with this particular property also benefiting from a single garage.



Home Report Valuation
£85,000

www.packdetails.com

Council Tax Band B

EPC Rating E



The accommodation is well presented and consists of a bright lounge/living room with storage cupboard and the front and a further deep walk in cupboard to the far side. French door at the front gives access and opens directly to the garden.

The kitchen is well fitted with a range of modern units, including wall and floor storage units with ample worktop surface and integrated appliances. Window to the front which again takes full advantage of the impressive outlook.



From the lounge a door leads to a side vestibule area with further storage cupboard and access to the shower room. The shower room has a corner shower cabinet wash hand basin, w.c. and a window to the side.

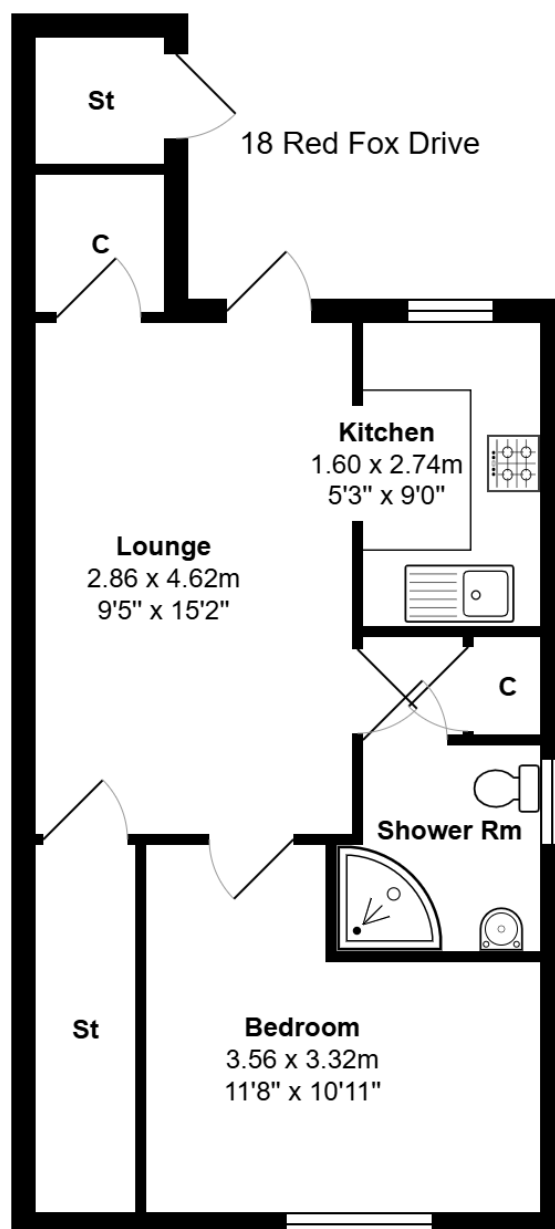
The double bedroom is situated at the far end of the property and has a window at the rear

The property for the benefits from gas central heating and double glazing.



Vendor Comments

This is a very individual setting as is so nice to be set looking across the river and yet in such a quiet setting and so handy for the shops and transport.



Total Area: 39.7 m² ... 427 ft²

All measurements are approximate and for display purposes only

Location

The property is situated close to local shops and amenities in Balloch town centre which is within 150 yards . Public transport is close at hand. Balloch bus station is a mere 5 minute walk and offers local coach and bus service as well as links to Dumbarton, Clydebank and Glasgow City Centre. Balloch Railway station is a 5 minute walk from the property again offering links to major towns in the West of Scotland. 2 trains per hour with a travel time of 40 minutes to the heart of Glasgow City Centre.





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