



PROPERTY
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LETTING & ESTATE AGENTS



Clairinsh
Balloch
G83 8SE

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Offers Over £325,000

This impressive Modern Detached Villa has been significantly improved over recent years and is presented for sale in beautiful condition throughout.

The building itself is traditionally constructed and has a render exterior beneath a concrete tile roof and includes a single car garage at the side and a conservatory to the rear overlooking the garden. Many similar styled homes have converted the garage to an additional public room so this would be an easy way to add more living space if required (subject to warrant).

At the front is a wide driveway providing parking for two cars and adjacent to this a level lawn with lovely cherry tree in the middle.

The larger rear garden faces South West and consists of a slabbed patio area beyond which is a good size lawn all of which is enclosed by well stocked borders and fencing.

Internally the house is an excellent condition with a lovely modern interior, fresh decoration throughout, quality carpets and floor coverings, beautiful new kitchen and new bathrooms.



Home Report Valuation
£340,000

www.packdetails.com

Council Tax Band F

EPC Rating C



Entrance hallway with quality floor covering and downstairs cloakroom comprising wash hand basin and w.c.

The main lounge/living area has a window to the front, quality flooring continued from the hallway and a beautiful media wall with modern fire cleverly built in underneath.

Another feature of the house is a stunning beautifully fitted quality kitchen comprising a range of floor and wall units with integrated appliances, chrome handles and ample worktop surface area including breakfast bar through to the separate dining area. At the back of the kitchen is a utility room with door to the garage and door to the rear garden.

The dining area has space for table or chairs as required and this leads through to the large conservatory which also has a solid wall for Tv, windows overlook the rear garden and French doors opening directly to the patio.

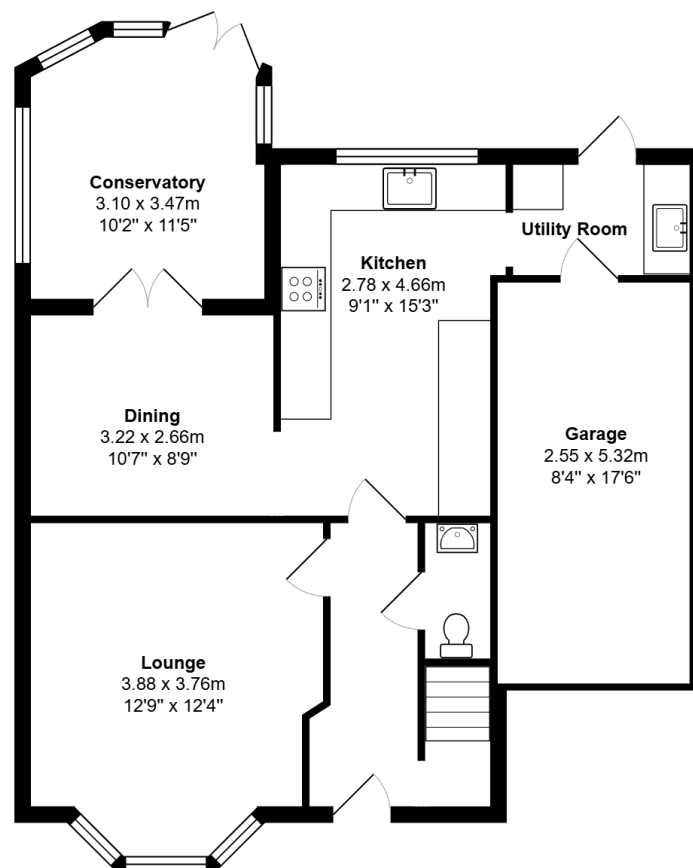
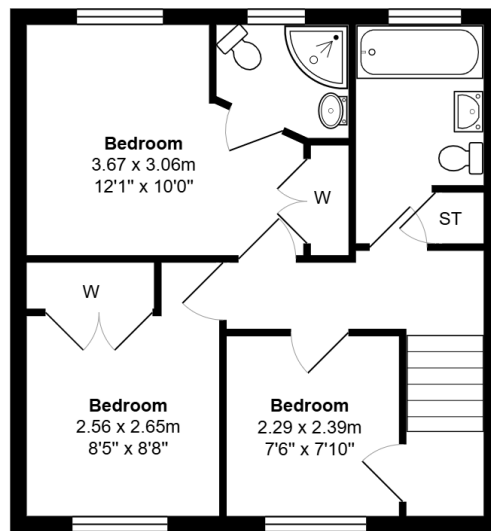
On the upper floor there are 3 good size bedrooms (master of which has a new en suite shower room) and then on the main landing is access to the beautiful new bathroom with modern en suite comprising panelled bath and shower, wash hand basin and WC.

The property further benefits from gas central heating, double glazing and has hatch to the loft storage area.



Vendor Comments

Fantastic house in such a quiet area and we could not get better neighbours. Has been a great property and so handy for all the amenities.



Total Area: Including garage 115.4 m² ... 1242 ft²

All measurements are approximate and for display purposes only

Location

Balloch railway station offers fast and frequent services into Glasgow's West End and City centre including a service through to Edinburgh Waverley from Dumbarton. The surrounding countryside offers an abundance of recreational opportunities including walks at Balloch Park. Balloch marina and the Loch Lomond Shores Visitor Centre are 10 minute walk from the property. Schooling: Primary schools are located within the Balloch area. Secondary schooling is located at Alexandria, Dumbarton and Helensburgh.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

