





Immaculate 3-Bedroom Semi-Detached Home in Sought-After Balloch Location

Set within a peaceful and well-established residential area of Balloch, this beautifully maintained 3-bedroom semi-detached home offers spacious, light-filled accommodation with stylish interiors and generous outdoor space- perfect for families, first-time buyers, or anyone looking to enjoy the lifestyle opportunities of nearby Loch Lomond.

MQ Assisted Move, Part Exchange and 95% mortgages are available.

Accommodation Comprises:

As you step inside, you're welcomed by a bright entrance porch leading into a wide and airy hallway, complete with two storage cupboards. The ground floor features a spacious open-plan lounge and dining area, tastefully finished in soft peach and white tones with warm wood-effect laminate flooring. A striking floor-to-ceiling front window fills the space with natural light and provides a lovely outlook over the well-kept front garden, while the rear window enhances the bright and airy feel.

The kitchen is a standout feature, designed with a fresh and contemporary palette of light green, earthy tones, and complemented by wood-effect worktops. Fully equipped with an integrated oven, hob, extractor fan, fridge/freezer, and a freestanding washing machine, the kitchen also benefits from a handy walk-in pantry and direct access to the rear garden-perfect for entertaining or family living.

Upstairs, the property offers three well-proportioned bedrooms-two doubles and one single-all stylishly decorated in bright, welcoming colours and fitted with plush carpets.



Two rooms includes built-in wardrobes to maximise space. A modern, fully tiled family shower room features a crisp white three-piece suite.

Outdoor Space:

Externally, the rear garden is both private and mature, offering a combination of lawn, decorative stone chips, flowerbeds, and established shrubs, along with a garden shed for extra storage. A driveway and detached garage sit to the side of the house, providing ample off-street parking, while the front garden is beautifully maintained with a neat lawn and mature planting.

Location:

Ideally located just a short distance from the shores of Loch Lomond, this home enjoys all the natural beauty and leisure amenities the area is famed for. From walking and cycling trails to watersports and family-friendly attractions, everything is on your doorstep. Local schools, shops, cafes, and Balloch train station are all within easy reach, making commuting and day-to-day living extremely convenient.

Key Features:

Immaculate condition throughout

3 bedrooms (2 doubles, 1 single)

Spacious lounge/dining area with dual aspect windows

Stylish, well-equipped kitchen with pantry

Modern fully tiled family shower room

Front and rear gardens with garage and driveway



Peaceful setting close to Loch Lomond

Excellent transport links and local amenities nearby

Early viewing is highly recommended to appreciate the quality and location of this fantastic home!

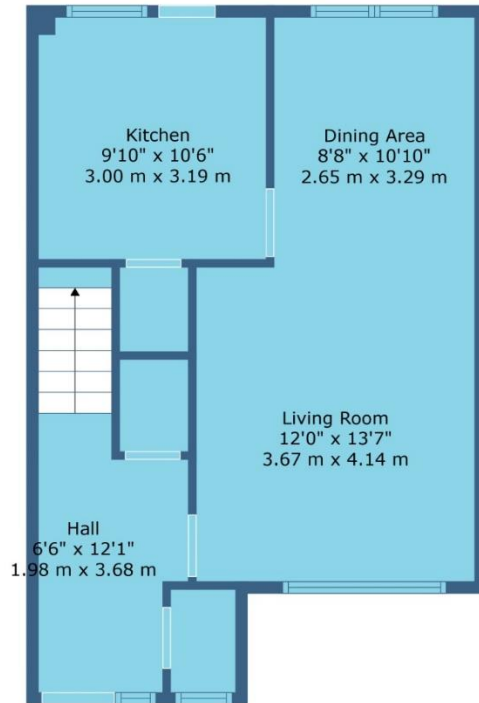
MQ Estate Agents are open 7 days a week:
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.



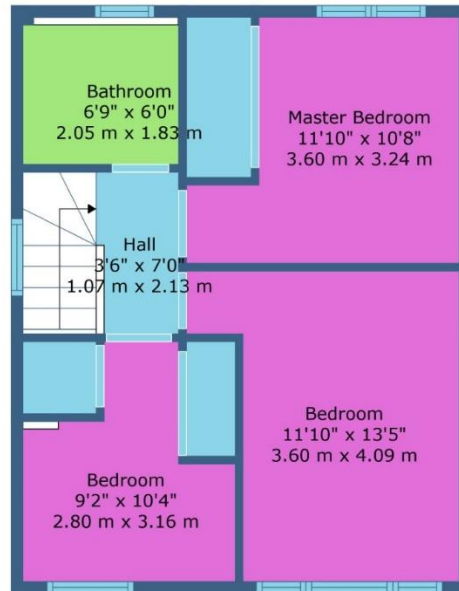








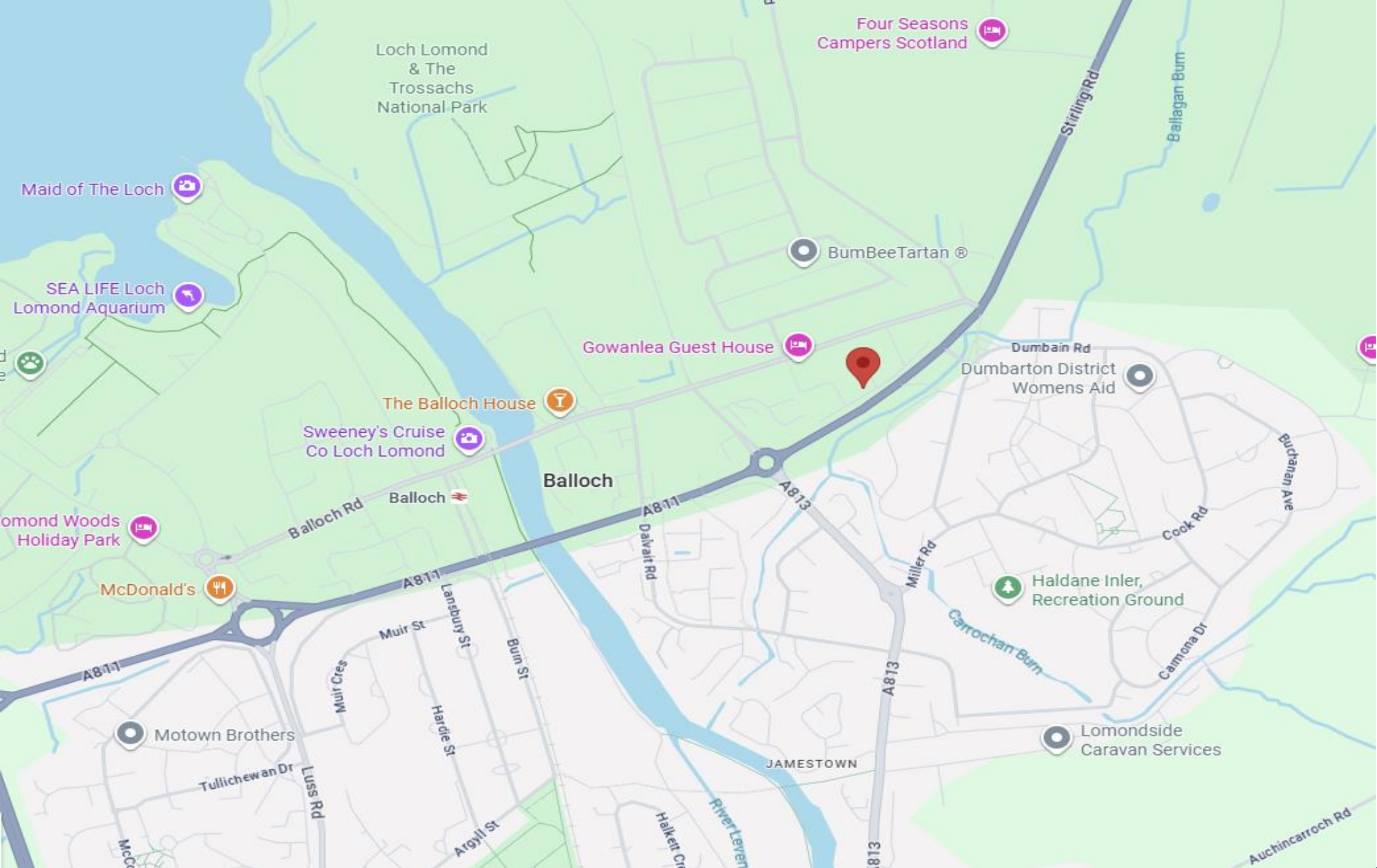
Floor 1



Floor 2

TOTAL: 961 sq. ft, 90 m²
 FLOOR 1: 501 sq. ft, 47 m², FLOOR 2: 460 sq. ft, 43 m²
 EXCLUDED AREAS: WALLS: 73 sq. ft, 6 m²





Call free on 0800 074 8585

www.mqestateagents.co.uk

We are registered with the Office of Fair Trading and the Property Ombudsman. You can be confident that the service is not only regulated but also fully transparent.

Whilst every precaution to ensure accuracy has been taken during the preparation of these particulars, if there is any aspect which is critical to your interest or which you find misleading, please contact us for further information. In accordance with the terms of the Property Misdescriptions Act, we wish to clarify all kitchen appliances or indeed and other mechanical items, apparatus or appliances relating to this property, including the central heating system, has not been inspected or tested and therefore MQ Estate Agents Limited do not warrant either now or at a later date their correct functions. Please note photographs taken with a wide angled lens and all measurements are approximate and are taken with a laser tape measure, therefore MQ Estate Agents Limited cannot guarantee true room sizes and will not be held responsible.