



38

Buchanan Avenue, Balloch, Alexandria, Dumbartonshire. G83 8DU





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Located within the Haldane are of Balloch, 38 Buchanan Avenue is a superb two-bedroom semi-detached villa that has undergone a full program of internal refurbishment and is offered to the market in move in condition.

Internally the property is bright and airy offering around 670 square feet in living space. On entering there is a welcoming hallway which has handy storage under the stairs. The lounge is a fantastic size with dual aspects over the private front and rear gardens and ample space for a dining table and chairs if required. The kitchen has just been re-fitted with modern units, contrasting worktops and has an integral oven, hob and hood with additional space for free-standing white-goods. The kitchen also has a courtesy door leading to the rear garden.

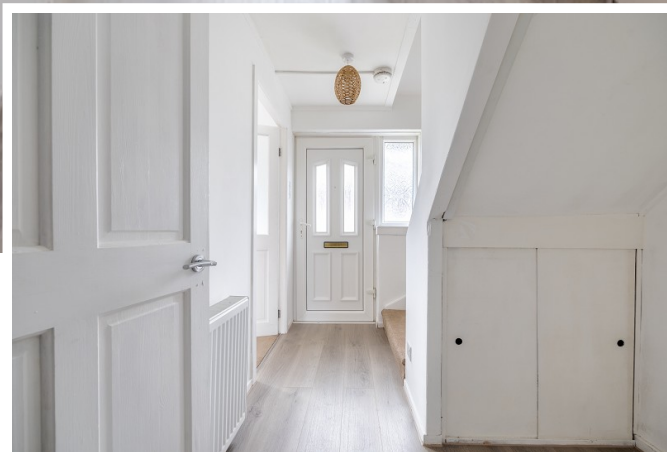
Upstairs the property has two excellent sized double bedrooms and a modern bathroom which is fitted with a neutral suite and wet wall for ease of maintenance.

Externally the property sits within lovely private gardens with the rear having a decking area and lawn. The gardens are fully enclosed, ideal for pets and children and there is a private mono-block driveway to the side.

EPC Band D
Council Tax Band C



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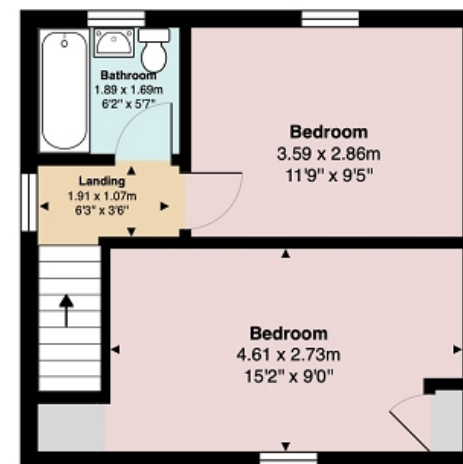


Measurements

Hallway	8' 10" Max x 6' 05" Max or 2.69m Max x 1.96m Max
Lounge	18' 07" Max x 11' 08" Max or 5.66m Max x 3.56m Max
Kitchen	9' 04" Max x 7' 08" Max or 2.84m Max x 2.34m Max
Landing	6' 03" x 3' 06" or 1.91m x 1.07m
Bedroom 1	15' 02" Max x 9' 0" Max or 4.62m Max x 2.74m Max
Bedroom 2	11' 09" x 9' 05" or 3.58m x 2.87m
Bathroom	6' 02" x 5' 07" or 1.88m x 1.70m



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 June 2026. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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