



4 Bedrooms

House - Detached

Offers Over

£279,000

Located in

Balloch



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4 Kessog Gardens

Balloch | West Dunbartonshire | G83 8QJ



Welcome to this modern four-bedroom detached villa located in the charming Kessog Gardens, Balloch. Nestled within a small, select development, this property is conveniently situated within walking distance to local amenities, making it an ideal choice for families and professionals alike.

4 Kessog Gardens

£279,000 Freehold



- Modern Detached Villa
- Fitted Kitchen
- Four Bedrooms
- Family Bathroom
- Enclosed Rear Gardens
- Large Lounge with Dining Area
- Separate Utility Room
- Master with En-Suite
- Driveway and Integral Garage
- Sought After Location



1ST FLOOR



2ND FLOOR



TOTAL: 105 m2
 1st floor: 45 m2, 2nd floor: 60 m2
 EXCLUDED AREAS: UTILITY: 4 m2, PORCH: 3 m2, GARAGE: 14 m2,
 WALLS: 11 m2

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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