



- Spacious three-bedroom semi-detached villa built by the renowned John Lawrence
- Highly desirable location within the popular Mollanbowie Estate, Balloch
- Bright dual-aspect lounge open plan to the dining area

3 Inchlonaig Drive, Balloch , West Dunbartonshire, G83 8JQ

EVE Property are delighted to present to the open market this spacious three-bedroom semi-detached villa, situated within the highly sought-after Mollanbowie Estate in Balloch. Built by the respected John Lawrence, this well-maintained family home has been cherished by the same owner since new and offers an excellent opportunity for buyers seeking a property they can modernise and make their own. With generous gardens, a multi-car driveway and detached garage, homes of this style are rarely available.



Property Description

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Occupying a quiet, family-friendly position, the property enjoys attractive front gardens with mature planting and shrubbery, while a driveway to the side provides ample off-street parking and leads to the detached garage. The accommodation begins with an enclosed entrance vestibule leading into a welcoming reception hallway. The bright and generously proportioned lounge/dining room features large windows to both the front and rear, creating a wonderfully light and airy living space which flows seamlessly into the dining area. The adjoining kitchen is fitted with an excellent range of floor and wall-mounted units and offers direct access to the enclosed rear garden.

On the first floor are two spacious double bedrooms, both benefiting from built-in wardrobes and storage, together with the family bathroom comprising WC, wash hand basin and bath with overhead shower. A further staircase leads to the third bedroom, which also benefits from built-in storage and provides a flexible space suitable as a bedroom, home office or hobby room.





Externally, the enclosed rear garden is a real highlight, featuring a generous lawn, patio seating area and mature planting, creating an ideal setting for family life and outdoor entertaining. The detached garage provides excellent additional storage or workshop space.

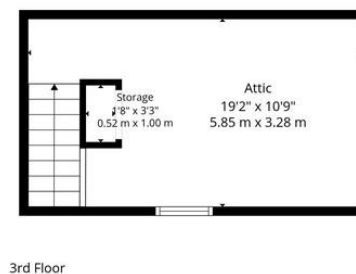
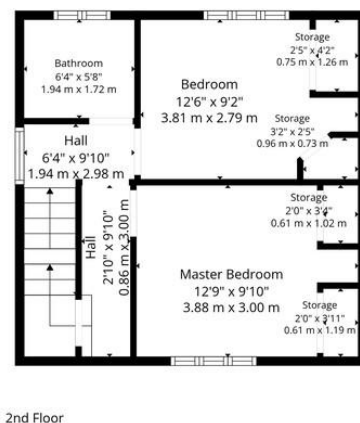
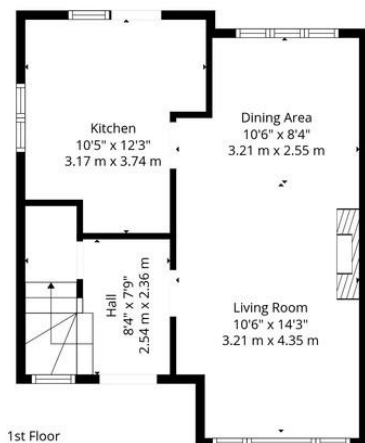
Further benefits include gas central heating and double glazing.

While the property would benefit from cosmetic modernisation, it has been exceptionally well cared for throughout its ownership and offers outstanding potential to create a fantastic family home in one of Balloch's most desirable residential locations.



Inchlonaig Drive forms part of the ever-popular Mollanbowie Estate, a well-established residential development within easy reach of the centre of Balloch. The property is conveniently positioned for local shops, schools, restaurants and rail links, while Balloch Country Park, Loch Lomond and the popular Loch Lomond Shores leisure and retail destination are all close by. Excellent road connections via the nearby A82 provide straightforward access to Glasgow, Glasgow Airport, the Erskine Bridge, Helensburgh and Faslane.





TOTAL: 753 sq. ft, 69 m²
 1st floor: 414 sq. ft, 38 m², 2nd floor: 339 sq. ft, 31 m², 3rd floor: 0 sq. ft, 0 m²
 EXCLUDED AREAS: STORAGE: 40 sq. ft, 5 m², LOW CEILING: 23 sq. ft, 2 m², ATTIC: 115 sq. ft, 11 m²,
 WALLS: 111 sq. ft, 10 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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