



**McArthur
Stanton**
Letting & Estate Agents

60A

Cook Road, Balloch, Alexandria, Dumbartonshire. G83 8DJ

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Located within the Haldane area of Balloch, 60A Cook Road is a superbly proportioned modern three-bedroom semi-detached villa that has a great sized garden and private driveway to the front of the property.

Internally the property is bright and airy and offers around 980 square feet of living space. On entering there is a welcoming hallway which has a useful WC/Cloaks. The lounge is a fantastic size and has a handy understairs cupboard. Double doors from the lounge lead to a fabulous kitchen/diner which has ample space for a good-sized dining table and chairs. The kitchen itself is fitted with a selection of units and worktops with a range of integral appliances and space for free-standing white goods. The dining area has patio doors accessing the private rear garden.

Upstairs the property has three bedrooms all of which have built-in storage. The main and second bedroom are large doubles with the third being a great sized single bedroom ideal for using as a home office or nursery. The family bathroom is fitted with a neutral suite and tiling. The property is double glazed throughout and has gas central heating.

Externally the property has easily maintained private gardens. The rear garden has a large patio, decking and artificial grass. The front of the property has an area of lawn and a private driveway offering parking for two vehicles.

EPC Band C
Council Tax Band C



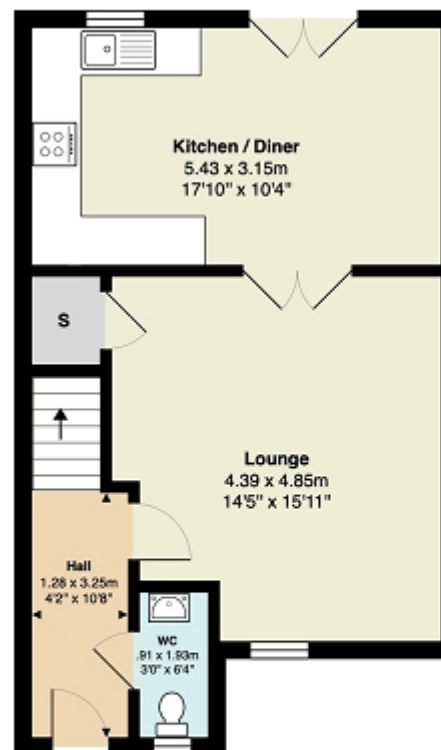
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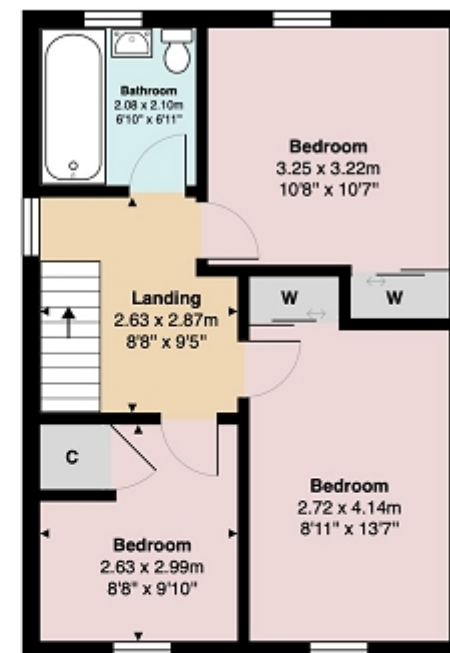


Measurements

Hallway	10' 08" x 4' 02" or 3.25m x 1.27m
WC	6' 04" x 3' 0" or 1.93m x 0.91m
Lounge	15' 11" Max x 14' 05" Max or 4.85m Max x 4.39m Max
Kitchen/Diner	17' 10" x 10' 04" or 5.44m x 3.15m
Landing	9' 05" Max x 8' 08" Max or 2.87m Max x 2.64m Max
Bedroom 1	13' 07" x 8' 11" or 4.14m x 2.72m
Bedroom 2	10' 08" x 10' 07" or 3.25m x 3.23m
Bedroom 3	9' 10" Max x 8' 08" Max or 3.00m Max x 2.64m Max
Bathroom	6' 11" x 6' 10" or 2.11m x 2.08m



Ground Floor



First Floor

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 October 2025. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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