



38

Beaton Road, Balloch, Alexandria, Dumbartonshire. G83 8QQ





38

Beaton Road, Balloch, Alexandria, Dumbartonshire. G83 8QQ



Located within a sought-after pocket of Balloch, 38 Beaton Road is a spacious three-bedroom end-terrace villa that requires a degree of internal and external renovations.

38 Beaton Road offers over 1,000 square feet of accommodation with excellent proportioned rooms and has the advantage of a brand-new boiler which has been installed within the last few weeks. On entering there is a welcoming hallway which has a useful WC and two handy store cupboards. The lounge is a fantastic size at over twenty feet in length with ample space for a dining area, an additional cupboard and patio doors accessing the garden. The kitchen completes the ground floor and requires general upgrading.

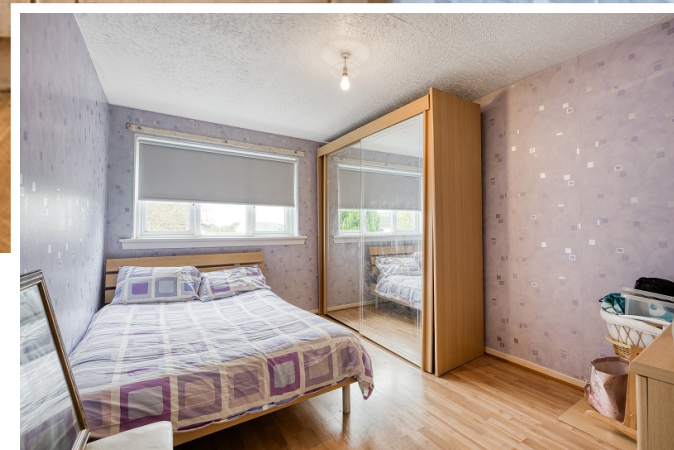
Upstairs the property has three double bedrooms and a shower room with a store cupboard available on the landing. As mentioned, the property requires to be fully upgraded and external re-rendering is required.

The property enjoys a level private rear garden with ample parking available directly outside. Located within a quiet pocket of Balloch properties rarely come to market at this price point within the area and early interest is anticipated. Viewing is by appointment through our Helensburgh Estate Agency office.

EPC Band D
Council Tax Band C



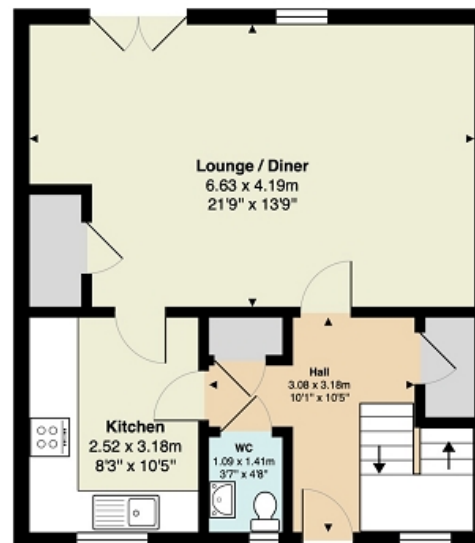
38
Beaton Road, Balloch, Alexandria, Dumbartonshire. G83 8QQ



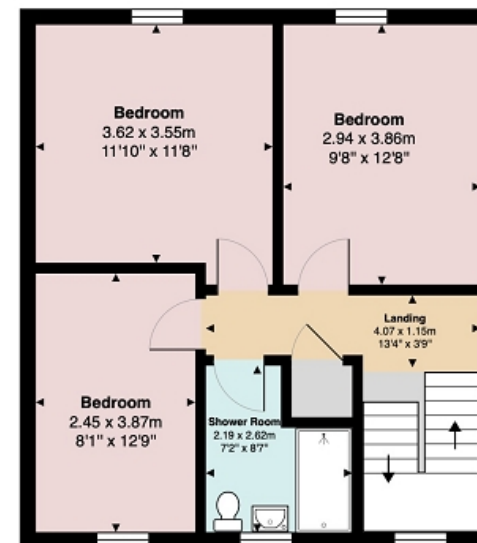


Measurements

Hallway	10' 05" Max x 10' 01" Max or 3.18m Max x 3.07m Max
WC	4' 08" x 3' 07" or 1.42m x 1.09m
Lounge/diner	21' 09" Max x 13' 09" Max or 6.63m Max x 4.19m Max
Kitchen	10' 05" x 8' 03" or 3.18m x 2.51m
Landing	13' 04" x 3' 09" or 4.06m x 1.14m
Bedroom 1	11' 10" Max x 11' 08" Max or 3.61m Max x 3.56m Max
Bedroom 2	12' 08" x 9' 08" or 3.86m x 2.95m
Bedroom 3	12' 09" x 8' 01" or 3.89m x 2.46m
Shower Room	8' 07" Max x 7' 02" Max or 2.62m Max x 2.18m Max



Ground Floor



First Floor

All measurements are approximate and for display purposes only

Contact our office for further details



rightmove
find your happy

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

38

Beaton Road, Balloch, Alexandria, Dumbartonshire. G83 8QQ