



1 Bedrooms

Flat

Offers Over

£90,000

Located in

Balloch



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# 5 Laudervale Gardens

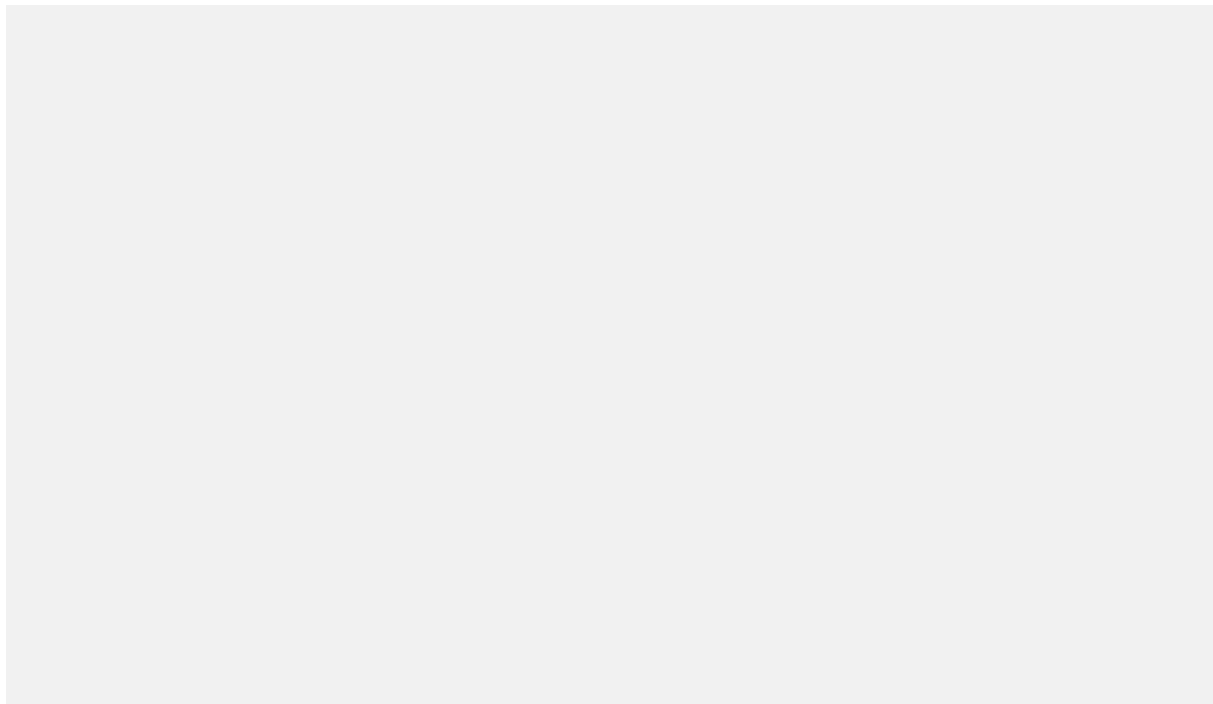
Balloch | | G83 8LL

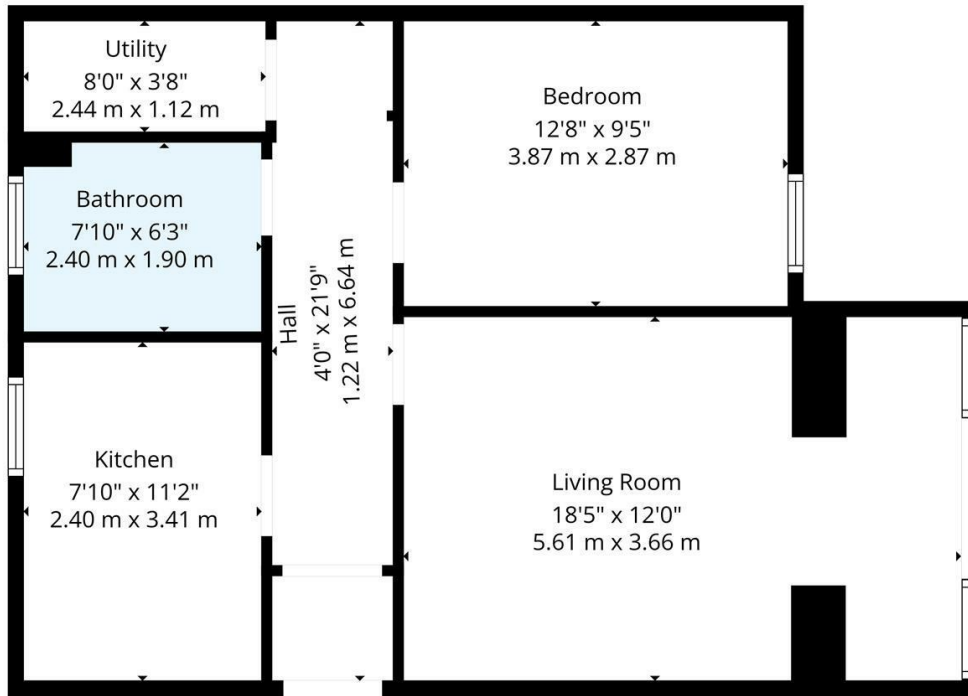


A rarely available one-bedroom ground floor apartment within notable and locally admired building within Balloch. Ideal holiday home, downsize or first time buy the property is located within easy travelling distance to the stunning, picturesque countryside of Loch Lomond and beyond.

# 5 Laudervale Gardens

£90,000 Freehold





**TOTAL: 589 sq. ft, 55 m<sup>2</sup>**  
 1st floor: 589 sq. ft, 55 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 29 sq. ft, 3 m<sup>2</sup>, WALLS: 53 sq. ft, 4 m<sup>2</sup>  
 Floor Plan Created By Elite Media Limited



## Council Tax Band C

## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |           |

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