



OFFERS OVER

£78,000

McIntyre Terrace

Balloch, G83 8PU

PROPERTY SUMMARY

An excellent opportunity to acquire a beautifully presented one-bedroom upper flat, set within a highly desirable and sought-after location in Balloch. This impressive home has been enhanced and maintained in pristine condition throughout, offers an appealing choice for first-time buyers, those looking to downsize, or investors seeking a turnkey property in a well-established area.

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LOCAL AUTHORITY

West Dunbartonshire

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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



TOTAL: 48 m2
1st floor: 48 m2
EXCLUDED AREAS: WALLS: 4 m2

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



HAXTON
PROPERTY

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