





Description

O'Malley Property are delighted to present to the market this impressive and beautifully presented 4/5 bedroom home located in the sought after village of Balfon.

Finished to a high standard throughout, this spacious property is offered in true walk in condition and provides flexible accommodation ideally suited to modern family living. The home enjoys a stylish and contemporary interior with generous living space across two levels.

The upper floor is centred around a fantastic open plan kitchen, lounge and dining area, creating a bright and sociable living environment perfect for both everyday family life and entertaining. The kitchen offers ample wall and base mounted units along with excellent workspace, while the lounge area provides a relaxing setting with plenty of natural light flowing throughout the space.

On the lower level, the property benefits from a spacious family room which offers excellent versatility and could easily be utilised as an additional bedroom, playroom or second sitting room. The principal bedroom is generously proportioned and benefits from a modern en suite shower room. Three further well sized bedrooms provide ample accommodation for growing families, with bedroom five/study offering additional flexibility for home working or guest accommodation.

Completing the accommodation are two contemporary bathrooms, conveniently located on both the ground and first floors. Both spaces are finished to a high standard, complementing the modern style found throughout the home while offering practicality for family living.

This superb property offers spacious and flexible accommodation in immaculate condition throughout and early viewing is highly recommended.

“Spacious Property”

Location

Buchanan Street enjoys a desirable setting within the picturesque village of Balfron, offering a wonderful balance of rural charm and everyday convenience. The village provides a range of local amenities including shops, cafés, a health centre and highly regarded schooling, all within easy reach. Surrounded by beautiful countryside, residents can enjoy an abundance of walking and cycling routes while benefiting from excellent road links to Stirling, Glasgow and Loch Lomond. Balfron remains a popular choice for families and commuters seeking a peaceful village lifestyle without compromising on accessibility.

Lounge

21'3" x 15'7"

Kitchen/Diner

21'3" x 11'9"

Family Room/Bedroom

15'10" x 10'8"

Utility

7'6" x 6'1"

Bathroom D/S

7'8" x 6'3"

Master Bedroom

11'11" x 12'0"

En-Suite

6'2" x 5'4"

Bedroom 2

13'6" x 7'1"

Bedroom 3

10'7" x 9'7"

Bedroom 4

11'5" x 6'10"

Bathroom

7'6" x 6'0"

Home Report

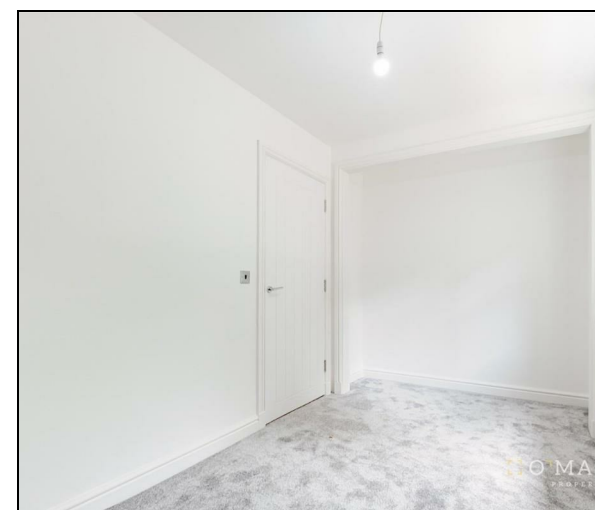
The home report is available upon request.

Fixtures & Fittings

All carpets, floor coverings, light fittings and blinds are included in the sale.

Misdescriptions Act

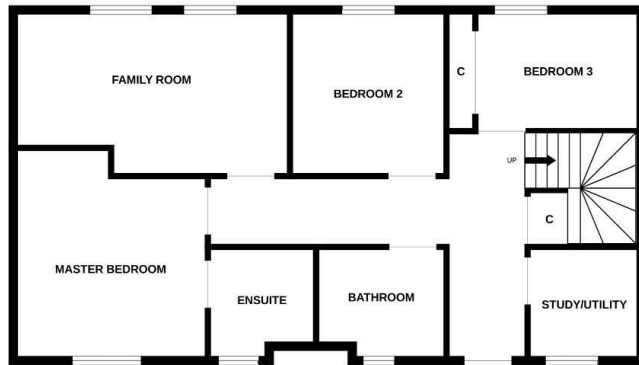
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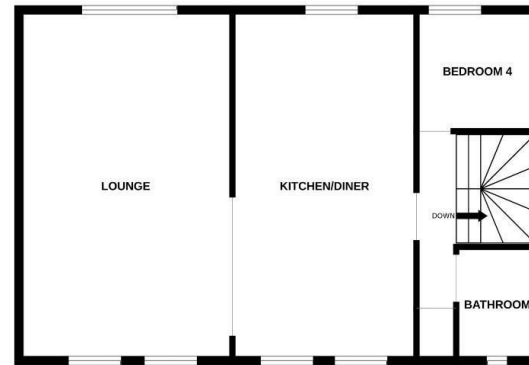
Offers Over £299,995

Viewing 9am - 9pm 7 days a week

GROUND FLOOR



1ST FLOOR



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