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Roy Young Avenue, Balloch, Alexandria, Dumbartonshire G83 8EB





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Located within the Haldane area of Balloch, 1 Roy Young Avenue is an excellent proportioned three-bedroom semi-detached villa that has far reaching views towards the Carman hills and sits within a vast corner plot.

Internally the property is bright and airy and offers around 820 square feet of living space. On entering there is a welcoming hallway which has a handy store cupboard and access to a modern shower room which has a walk-in enclosure, wet-wall for ease of maintenance and a heated towel rail. The lounge is a fantastic size with dual aspects over the private gardens and ample space for a dining table and chairs if required. A door from the lounge leads to the kitchen which is fitted with gloss units and has an integral oven, hob and hood with additional space for free-standing white goods. There is also a courtesy door accessing the garden.

Upstairs the property has three bedrooms two of which are excellent doubles and the third is a large single with a built-in cupboard. The views to the front are lovely over Balloch with the Carman hills in the distance. The property also has the advantage of solar panel technology.

Externally the property sits within a vast corner plot which is mainly laid to lawn with a patio area to the front. On street parking is available directly outside.

EPC Band C
Council Tax Band C



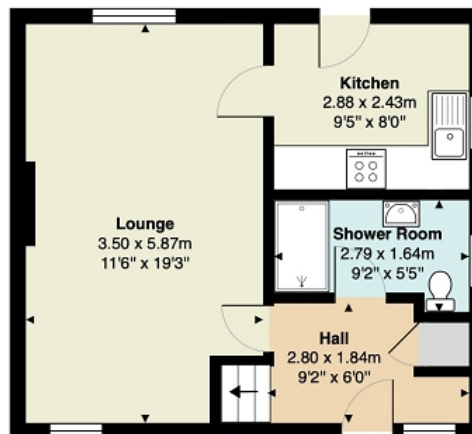
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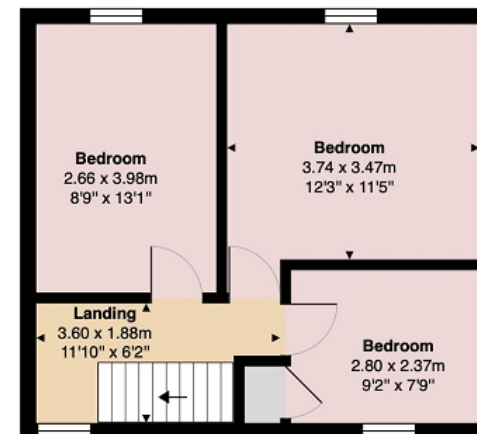


Measurements

Hallway	9' 02" Max x 6' 0" Max or 2.79m Max x 1.83m Max
Shower Room	9' 02" Max x 5' 05" Max or 2.79m Max x 1.65m Max
Lounge	19' 03" Max x 11' 06" Max or 5.87m Max x 3.51m Max
Kitchen	9' 05" x 8' 0" or 2.87m x 2.44m
Landing	11' 10" Max x 6' 02" Max or 3.61m Max x 1.88m Max
Bedroom 1	12' 03" Max x 11' 05" Max or 3.73m Max x 3.48m Max
Bedroom 2	13' 01" x 8' 09" or 3.99m x 2.67m
Bedroom 3	9' 02" x 7' 09" or 2.79m x 2.36m



Ground Floor



First Floor

All measurements are approximate and for display purposes only

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

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