

McArthur Stanton
Letting & Estate Agents

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Mossburn Avenue, Balloch, Alexandria, Dumbartonshire. G83 8EW

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Located a stone's throw from Balloch Country Park, 4 Mossburn Avenue is a deceptively spacious three-bedroom semi-detached villa that requires full modernisation that's sits within extensive mature gardens within one of areas most sought-after pockets.

Offering over 1,100 square feet of internal accommodation, 4 Mossburn Avenue is an excellent size and sits within a large mature plot. The property does require to be fully renovated which is reflected within the home report value of ?220,000.

The ground floor consists of a large lounge, dining room, kitchen, sunroom, third bedroom and the family bathroom with various store cupboards available in the hallway. Upstairs the property has two further bedrooms both of which are a superb size and have built-in storage with attic space also available.

Externally as mentioned the property sits within a lovely mature plot with a private driveway and garage. Balloch offers families a gorgeous place to live with lots of activities available around Loch Lomond and the country park which is accessible within a few minutes-walk from the property. The local train station also has regular services to Glasgow and beyond, ideal for commuting.

EPC Band F
Council Tax Band E



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Measurements

Hallway	16' 11" Max x 6' 02" Max or 5.16m Max x 1.88m Max
Lounge	15' 05" x 11' 09" or 4.70m x 3.58m
Dining Room	15' 03" Max x 9' 02" Max or 4.65m Max x 2.79m Max
Kitchen	12' 07" Max x 7' 11" Max or 3.84m Max x 2.41m Max
Bedroom 3	9' 07" x 9' 07" or 2.92m x 2.92m
Bathroom	9' 07" Max x 6' 10" Max or 2.92m Max x 2.08m Max
Landing	5' 03" x 3' 07" or 1.60m x 1.09m
Bedroom 1	16' 07" Max x 11' 09" Max or 5.05m Max x 3.58m Max
Bedroom 2	12' 06" x 10' 07" or 3.81m x 3.23m



All measurements are approximate and for display purposes only

Contact our office for further details

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

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