



**McArthur  
Stanton**  
Letting & Estate Agents

# Flat 0/1

1 Pier Road, Balloch, Alexandria, Dumbartonshire. G83 8QX

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Located within a central pocket of Balloch a short walk from Loch Lomond Shores and Balloch Country Park, Flat 0/1, 1 Pier Road is a magnificent two-bedroom ground floor apartment that enjoys a gorgeous terrace, area of private garden and a communal carpark to the rear of the building.

Completed around 2006 the building has recently undergone a program of external renovations with Flat 0/1 being one of the largest apartments within the development offering around 1,000 square feet of living space. Currently utilised as a successful Airbnb the property has a broad market and would be an ideal permanent residence.

On entering there is a welcoming entrance hallway which has two useful store cupboards. The open plan living space is utterly fabulous at around thirty-five feet in length and incorporates a lounge with access to a private outdoor covered terrace and private garden, a dining area and large kitchen which has a full range of integral appliances and peninsula island with breakfast bar, ideal for informal dining. The apartment has two large bedrooms the principal of which is vast in size and benefits from built-in wardrobes and the luxury of an En-suite shower room. The stylish main bathroom is fitted with a neutral suite and tiling. The property is double glazed throughout and has gas central heating.

As mentioned, the apartment enjoys a gorgeous private terrace, area of garden and parking to the rear of the building. All of Balloch's excellent amenities are literally on the doors step with Loch Lomond being accessible within a five-minute walk from the property.

EPC Band C  
Council Tax Band E



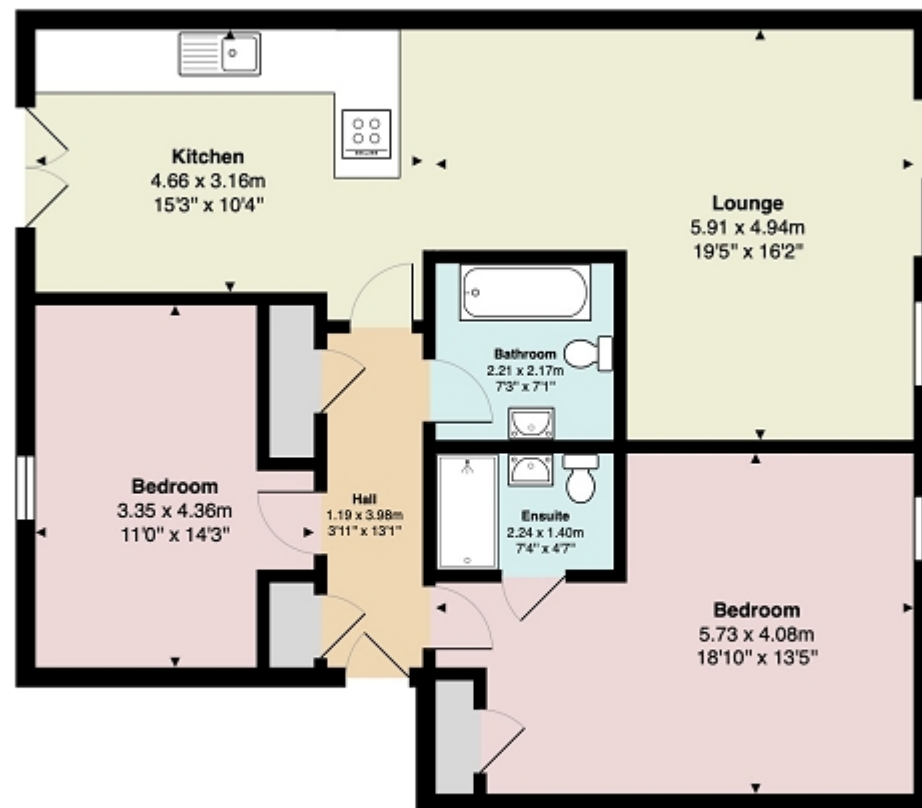
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## Measurements

|           |                                                    |
|-----------|----------------------------------------------------|
| Hallway   | 13' 01" x 3' 11" or 3.99m x 1.19m                  |
| Lounge    | 19' 05" Max x 16' 02" Max or 5.92m Max x 4.93m Max |
| Kitchen   | 15' 03" Max x 10' 04" Max or 4.65m Max x 3.15m Max |
| Bedroom 1 | 18' 10" Max x 13' 05" Max or 5.74m Max x 4.09m Max |
| En Suite  | 7' 04" x 4' 07" or 2.24m x 1.40m                   |
| Bedroom 2 | 14' 03" Max x 11' 0" Max or 4.34m Max x 3.35m Max  |
| Bathroom  | 7' 03" x 7' 01" or 2.21m x 2.16m                   |



Contact our office for further details



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All measurements are approximate and for display purposes only  
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 September 2026. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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