



2 Bedrooms

Flat

Offers Over

£249,000

Located in

Balloch



<https://www.caledoniabureau.co.uk/>



# Flat 0/1 14 Carrochan Gardens

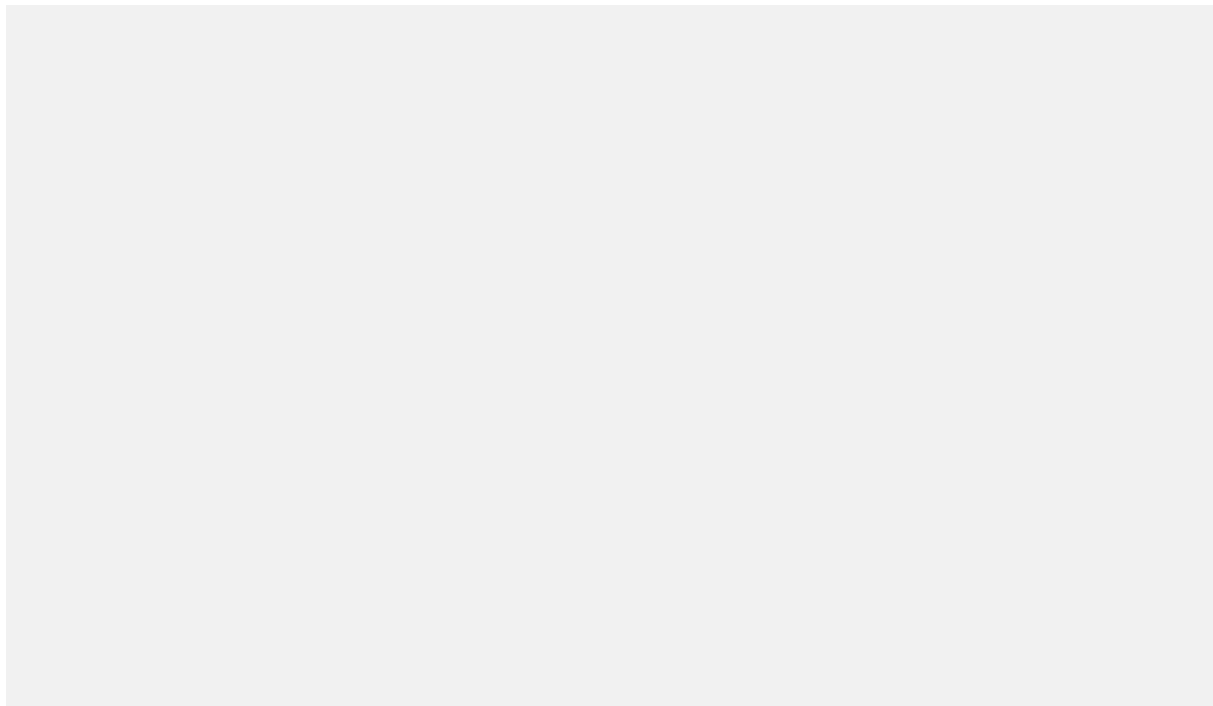
Balloch | | G83 8FF

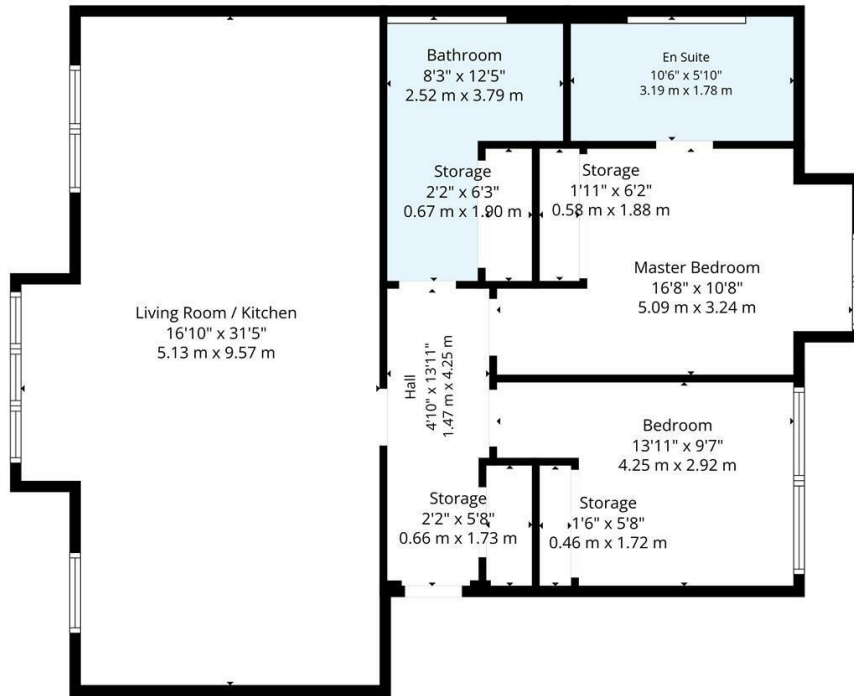


Luxury two-bedroom ground floor apartment situated in well maintained modern development within the picturesque town of Balloch on the shores of Loch Lomond. Private resident parking within factored grounds.

# Flat 0/1 14 Carrochan Gardens

£249,000 Freehold





**TOTAL: 954 sq. ft, 89 m2**  
1st floor: 954 sq. ft, 89 m2  
EXCLUDED AREAS: STORAGE: 51 sq. ft, 4 m2, WALLS: 71 sq. ft, 6 m2

Floor Plan Created By Elite Media Limited



## Council Tax Band E

## Local Authority

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.

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

130 High Street Dumbaron

West Dunbartonshire

G82 1PQ



dumbarton@caledoniabureau.co.uk

01389 771777

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