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Mcfarlane Road, Balloch, Alexandria, Dumbartonshire. G83 8EA





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Located within the Haldane area of Balloch, 11 McFarlane Road is a superbly proportioned modern three-bedroom end-terrace villa that has a great sized garden and private driveway to the front of the property.

Internally the property is bright and airy and offers around 980 square feet of living space all of which is beautifully decorated in neutral tones. On entering there is a welcoming hallway which has access to a useful ground floor WC. The lounge is a superb size with views to the front of the property. The lounge has a large store cupboard and double doors leading to the kitchen/dining room. The kitchen is fitted with modern units and worktops and has a recently installed integral Bosch oven. There is ample space for free-standing white-goods and a lovely dining area which has patio doors accessing the garden.

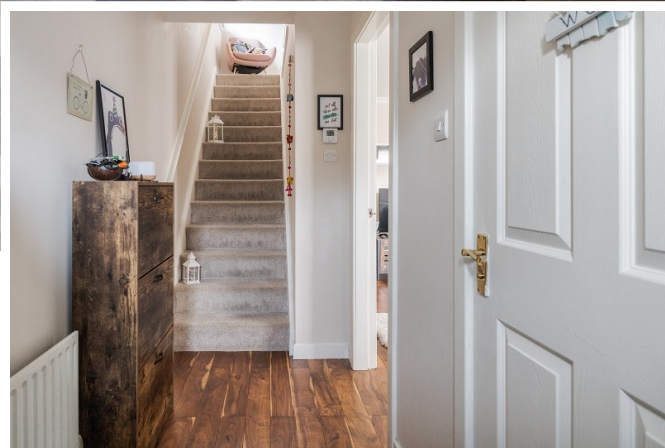
Upstairs the property has three bedrooms all of which have built-in storage. The main and second bedroom are excellent sized doubles and the third is a large single ideal for using as a home office. The family bathroom is modern in design with a contemporary suite, tiling and heated towel rail. An additional store cupboard is available on the landing. The property is double glazed throughout and has gas central heating with a new boiler having been installed within the last few months.

Externally the property has a lovely easily maintained rear garden which is mainly laid to lawn with a patio area ideal for using in the summer months. To the front is a private driveway with parking for two vehicles.

EPC Band C
Council Tax Band D



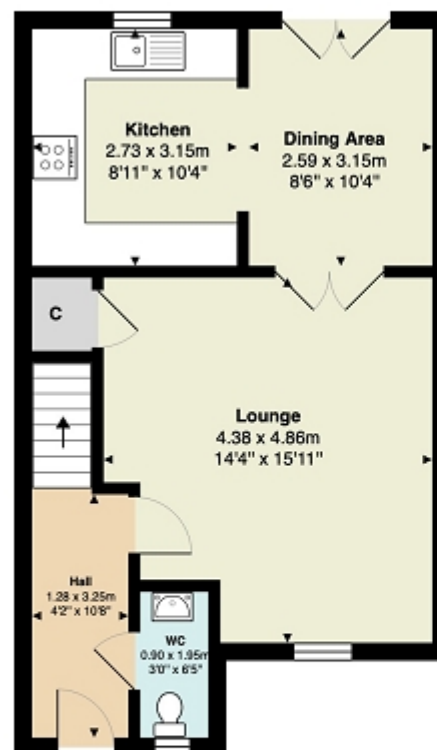
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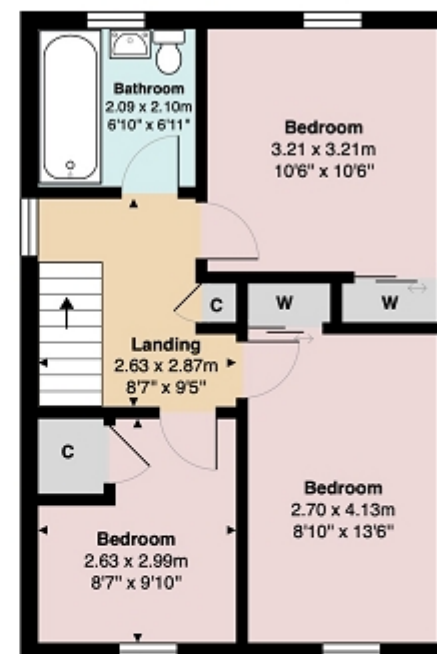


Measurements

Hallway	10' 08" x 4' 02" or 3.25m x 1.27m
WC	6' 05" x 3' 0" or 1.96m x 0.91m
Lounge	15' 11" Max x 14' 04" Max or 4.85m Max x 4.37m Max
Kitchen	10' 04" x 8' 11" or 3.15m x 2.72m
Dining Area	10' 04" x 8' 06" or 3.15m x 2.59m
Landing	9' 05" Max x 8' 07" Max or 2.87m Max x 2.62m Max
Bedroom 1	10' 06" x 10' 06" or 3.20m x 3.20m
Bedroom 2	13' 06" x 8' 10" or 4.11m x 2.69m
Bedroom 3	9' 10" Max x 8' 07" Max or 3.00m Max x 2.62m Max
Bathroom	6' 11" x 6' 10" or 2.11m x 2.08m



Ground Floor



First Floor

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

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**McArthur
Stanton**
Letting & Estate Agents