

CALEDONIA
BUREAU
ESTATE & LETTING AGENTS



83 Clairinsh Balloch G83 8SE

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DESCRIPTION

Immaculately presented four bedroom modern Detached Villa within sought after modern development in Balloch. The property is situated close to all the local amenities including bus and rail links and of course within the heart of Scotland's First National Park and Loch Lomond. The property itself is situated within a landscaped plot designed for ease of maintenance in mind. The front gardens are mainly laid to lawn, a multiple vehicle pathway and driveway leading to front door and integral garage. Side pathway gives access to the rear gardens which again laid to lawn with a decked area bounded by timber fencing.

The property itself has a modern exterior with concrete tiled roof, double glazed windows and doors whilst warmth is provided by gas central heating.

The internal accommodation consists; reception hallway with staircase to upper and under stair W/C, spacious lounge with feature bay window, double doors giving access to dining room, modern fitted dining kitchen with generous floor standing and wall mounted units, integrated dishwasher, space and plumbing for appliances and family sitting area with French doors leading to rear gardens. This area leads onto a convenient utility room with additional sink and storage with back door to gardens. Upstairs to family bathroom and four bedrooms, master bedroom and second main bedroom both with en suite shower rooms.

The property is decorated in modern neutral shades complemented by quality carpeting and tiling.

Early viewings are highly recommended to appreciate this superb family home.



Viewing:
by appointment with Caledonia Bureau

Date of entry: negotiable

Ref No: DC1229





130 High Street, Dumbarton G82 1PQ T.01389 771777 E.dumbarton@caledoniabureau.co.uk

