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## Tighnair' Red Fox Drive



Scotland's quality online estate agent with a High Street presence.

Your local High Street office: 130 High Street, Dumbarton G82 1PQ. T. 0333 241 3333 E. dumbarton@caledoniaproperty.co.uk

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A superb opportunity awaits discerning buyers seeking a substantial, Four Bedroom, stone constructed Family Villa standing on mature grounds and extensive parking facilities close to the River Leven within close proximity of the excellent and plentiful local amenities on offer within Balloch.

'Tighnairn' offers well presented and generously proportioned accommodation which would also lend itself for utilisation as perhaps a prosperous B&B / Guest House concern with the flexible layout offering Entrance Porch / office space, Sumptuous bay windowed Lounge, separate Family / Dining Room / hub with stairs leading to upper apartments, access to downstairs double bedroom, shower room and well-appointed galley style kitchen which has a wide array of floor and wall mounted units and appliances to be included with a rear hallway / utility room completing the ground floor accommodation.

A light, airy upper landing gives access to the generously proportioned bathroom with four piece suite and three double bedrooms are provided with the master boasting excellent in-built storage and an en-suite shower room off.

Further features include gas central heating, double glazing, a security alarm system and the extent of the aforementioned mature garden grounds must be viewed to be appreciated - mainly laid to lawn at the rear with landscaped areas creating patios to be enjoyed throughout all seasons. Fantastic private parking is provided for multiple vehicles including space for hard standings for boats, caravans larger commercial vehicles if required on the lower rear level.

Although a quietly situated, 'hidden gem', this locally admired property displays a wealth of character and charm rarely found in and around the Balloch and Loch Lomond area therefore, the agents do anticipate a great response from their marketing endeavours and suggest that interested parties should make arrangements to view early to avoid losing out on this rare opportunity.

**Offers Over:** £240,995

**Viewing:**

by appointment with  
Caledonia Property

**0333 241 3333**

**EPC:** Band D

**Ref No:** DS1461

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