

# EVE

PROPERTY



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- SEMI DETACHED VILLA
- MONO-BLOCKED DRIVEWAY
- GARAGE
- FULLY ENCLOSED GARDENS

57 Inchfad Road, Balloch, Alexandria, G83 8SY

Offers Over £185,995

EVE Property are delighted to welcome a beautifully presented semi-detached villa located in a quiet cul-de-sac within the popular Mollanbowie Estate. This property has been exceptionally well looked after by the current owners and offers mono-blocked driveway with garage and fully enclosed gardens.

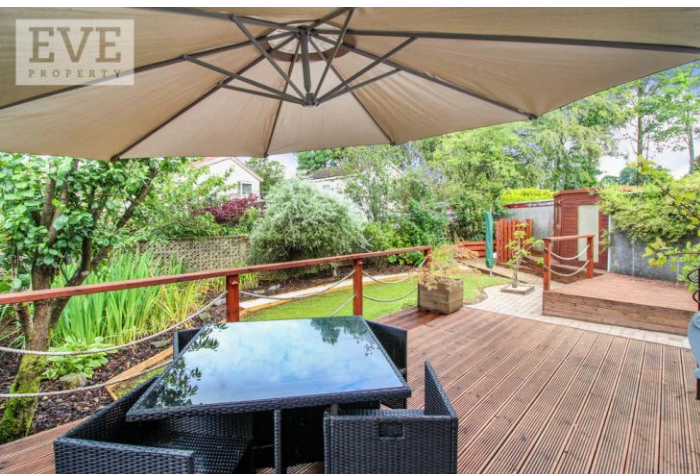


## Property Description

EVE Property are delighted to welcome a beautifully presented semi-detached villa located in a quiet cul-de-sac within the popular Mollanbowie Estate. This property has been exceptionally well looked after by the current owners and offers mono-blocked driveway with garage and fully enclosed gardens.

The lower level of the property comprises spacious lounge/dining room tastefully decorated with newly fitted carpeted flooring and with large picture window allowing natural light to showcase the rooms features. Beautifully fitted modern shaker style oak kitchen fully equipped with integrated washing machine and dishwasher, freestanding five burner range style cooker and free-standing American style fridge freezer. The kitchen further benefits from a range of fitted units allowing for plentiful storage solutions throughout. This fabulous kitchen is complimented throughout with fresh décor, fully tiled splash back and fitted worktop. The kitchen can be entered via both the lounge and hallway. Between the lounge and hallway is a walk-in cupboard currently utilised to house a condensed dryer.

The upper level of the property offers three generous sized bedrooms. All bedrooms offering built in storage and have been freshly decorated with new carpeted flooring. The family bathroom is fully tiled and consists of white three-piece suite with jacuzzi bath, double vanity unit with power shower.



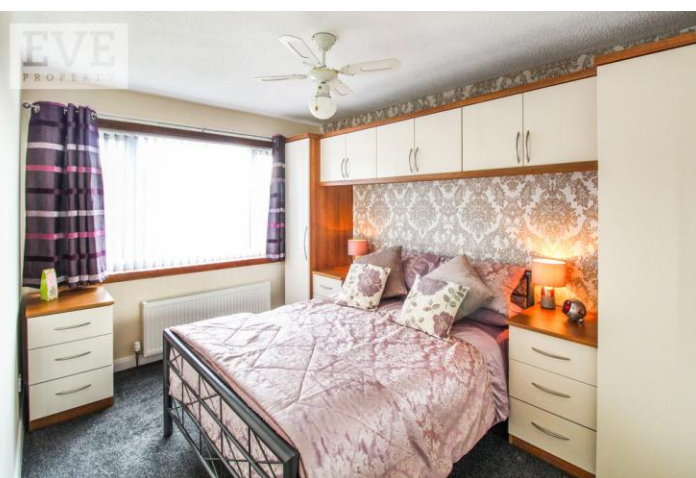


The exterior of the property offers fully enclosed rear gardens with exceptional decking area and summer house and multi vehicle mono-blocked driveway with garage.

This property further benefits from full theoretically controlled gas central heating with individual radiator thermostats and main thermostat in lounge, double glazing and fully professionally installed industry approved loft and cavity wall insulation.



Inchfad Road is a quiet residential cul-de-sac within the ever popular Mollanbowie Estate in Balloch. It is within walking distance to Balloch Country Park set on the foot of Loch Lomond. Local shops, restaurants and train links can be found within the Village of Balloch. Loch Lomond Shores is a short distance from this property offering a variety of retail and leisure activities. A82 is a short drive away offering road links to M8 network, Erskine Bridge, Glasgow Airport, Helensburgh and Faslane Naval Base.

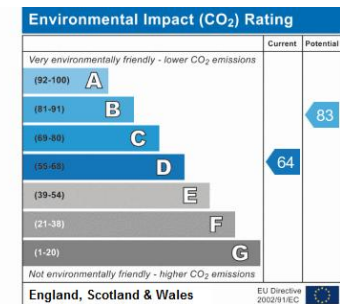
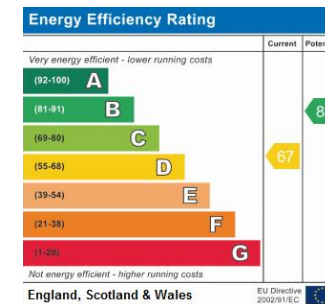


**Inchfad Road, Balloch**



Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

- LOUNGE/DINING ROOM**  
24' 8" x 11' 8" (7.52m x 3.56m)
- KITCHEN**  
10' 2" x 9' 1" (3.10m x 2.78m)
- MASTER BEDROOM**  
12' 11" x 9' 0" (3.95m x 2.75m)
- BEDROOM TWO**  
11' 8" x 9' 1" (3.57m x 2.79m)
- BEDROOM THREE**  
10' 0" x 9' 0" (3.06m x 2.76m)
- BATHROOM**  
6' 5" x 5' 2" (1.96m x 1.58m)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.