

EVE
PROPERTY



THREE BEDROOM SEMI
DETACHED VILLA

DRIVEWAY AND GARAGE

ENCLOSED REAR GARDENS

DECKING TO REAR

Eildon, Drymen Road, Balloch, Alexandria, G83 8HS

Offers Over £259,000

EVE Property are delighted to offer a rarely available and exceptional semi-detached traditional villa set within one of Balloch's most sought after locations. 'Eildon' offers spacious family accommodation with traditional front lounge, dining kitchen, additional family room, newly fitted bathroom, rear gardens and garage.



Property Description

EVE Property are delighted to offer an exceptional traditional semi-detached villa situated in the heart of the sought after Loch Lomond side town of Balloch. 'Eildon' offers spacious family accommodation with dining kitchen, additional family room, newly fitted bathroom, rear gardens and garage.

The lower level of the property comprises spacious lounge with bay window allowing natural light to showcase the rooms character. The room is tastefully decorated with traditional cornicing, fire surround and complimented with carpeted flooring. An additional family room / dining room with feature log burner fire is accessible from the hallway and provides access to the spacious kitchen. Beautifully fitted modern dining kitchen with a range of fitted units allowing for plentiful storage solutions throughout. This fabulous kitchen offers excellent space for dining, built in double oven and electric hob and is complimented throughout with fresh décor, fully tiled splash back and fitted worktop.

Impressive fitted family bathroom on the half landing comprising low flush WC, wash hand basin, bath with wall mounted shower. The upper level of the property offers three generous sized bedrooms. All bedrooms have been freshly decorated with carpeted flooring.

The exterior of the property offers fully enclosed rear gardens with exceptional decking area and multi vehicle driveway with garage. This property further benefits from full thermostatically controlled gas central heating with individual radiator thermostats and double glazing.





Drymen Road is one of Balloch's most prestigious addresses. Located in the heart of the Village of 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.

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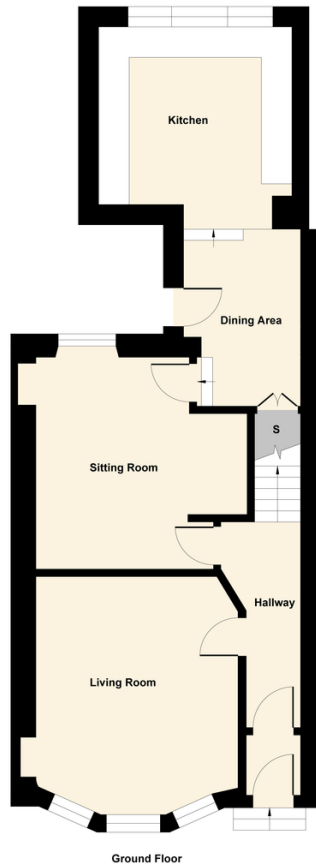


Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Elements Property

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LOUNGE

15' 3" x 13' 3" (4.67m x 4.04m)

ADDITIONAL SITTING ROOM / DINING ROOM

13' 7" x 13' 7" (4.16m x 4.15m)

KITCHEN

12' 0" x 11' 8" (3.66m x 3.58m)

BATHROOM

7' 1" x 7' 1" (2.18m x 2.16m)

MASTER BEDROOM

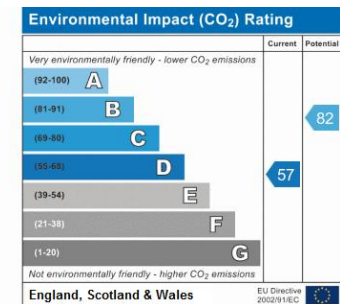
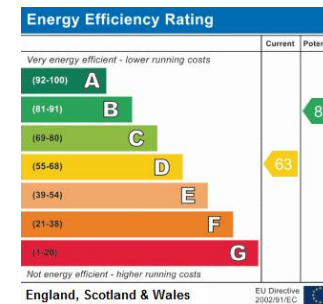
13' 7" x 10' 3" (4.16m x 3.14m)

BEDROOM TWO

13' 4" x 10' 0" (4.08m x 3.07m)

BEDROOM THREE

10' 0" x 6' 11" (3.06m x 2.11m)



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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.