



THREE BEDROOM DETACHED  
VILLA

MONOBLOCK DRIVEWAY

ENCLOSED REAR GARDENS  
WITH SUMMER HOUSE

DOWNSTAIRS W/C

Ledrish Avenue, Balloch, Alexandria, G83 8JB

EVE Property are delighted to introduce to the open sales market an immaculate three bedroom detached villa in the highly coveted Ledrish Avenue, Balloch. Constructed by the renowned builder John Lawrence, this generously proportioned and dimensioned executive property will be of significant appeal to a wide range of buyers looking to locate and settle in the revered Mollanbowie Estate and, as such, we would advocate indexing early interest to avoid missing out!

Offers Over £290,000



## Property Description

Set in a tranquil pocket with little passing traffic, number 34 is nestled amongst similar style houses in a locale synonymous with neighbour-friendly living, with the added bonus of notable lifestyle amenities and transport links in immediate proximity, including award winning restaurants, bars, road and rail infrastructure as well as beautiful recreation areas. Open countryside, Balloch Country Park and road connections to the "Gateway of the Highlands" all feature in the immediate backdrop to this particular property, and proffers an opportunity to truly enjoy the best of both worlds - serene countryside living with suburban conveniences surrounding.

Upon approach, the instant kerb appeal is evident, with a munificent plot showcasing many qualities including a multi-car mono-bloc driveway and mature front gardens, whilst the rear is brimming with enhancements containing two storage sheds, summer house with electric provision, enclosed lawned greens and sun terraces bound by full height slatted fencing for additional privacy and security. Such inclusions in conjunction with this type of footprint are seldom to the open market and further underlines the extent of all that this wonderful property offers incoming new owners.

An entrance vestibule with combined upvc half glazed door and full height frosted panes provides ingress to the hallway, with the tone set for the extensive upgrading the vendors' have installed throughout their period of ownership. Contemporary decor tones and oak hardwood flooring flow throughout the downstairs, with various hues cleverly delineating each space with distinctive types of floor covering and matte shades adorning the walls. Light and bright is a constant theme, with large aspect windows replete - providing swathes of natural illumination across all parts of the property. A convenient downstairs w.c is elegant in it's simplicity, with crisp white walls, wall mounted sink, dual flush w.c and heated chrome towel rail providing ancillary comfort. The living room enjoys open dual aspects of the front and rear, with a full scape walled picture window and rear patio doors coalescing magnificently to bathe the entire space in natural light, further accentuating the already bountiful proportions on





offer. A wonderful room to relax and entertain in equal measure, a focal point fire surround in gloss white with matching mantle and hearth housing a living flame gas fire finished in brushed brass gives the room an underlying additional warmth - perfect for cosy nights in! Soothing light pink walls in matte finish further adds to the calming character whilst the flexibility of the room offers a separate dining area, with the option of bringing the outside in, thanks to the glass doors to the rear patio. Off the living room, the kitchen has been professionally designed and installed to maximise the space fully, with care and attention to detail and thoughtful inclusions as standard. A wide range of wall and floor mounted cabinetry in shaker gloss white topped with anthracite swirl work surfaces give a clean, linear look and finish, with light buttermilk paint and gloss white ceramic tiling adorning the walls to perfectly complement the hardwood flooring. There is space and servicing for an under-counter washing machine as well as a fully integrated larder fridge freezer and dishwasher whilst a feature double oven, four burner gas hob and extract canopy in stainless steel caters for the aspiring cook of the house! Full height pull out double pantry shelving further adds to the ample storage on offer and a one and a half stainless steel sink, drainer and mixer faucet adds to overall efficiency. Egress to the rear gardens is provided by a upvc glazed door for added convenience.

Upstairs, three double bedrooms extol wonderful spaces to retreat after a long day, with open vistas to the front and rear providing idyllic aspects. Again, the current owners have taken care and attention when designing the interiors, with soft blush plum, misty blue and muted cream walls combined with deep pile carpeting across the individual rooms. All benefit from picture windows and plentiful space for modern furnishings, with the master equipped with an in-built double wardrobe for that all important storage. The bathroom completes the internal specification and, in keeping with the rest of the house, doesn't disappoint! A three piece sanitary suite in white comprising bath with electric power shower over, pedestal sink and low flush w.c come cloaked in white porcelain tiling with designer gloss black strip bestowing a boutique, monochrome finish, with adjunct upgrades including

34 Ledrish Avenue, Balloch, G83 8JB

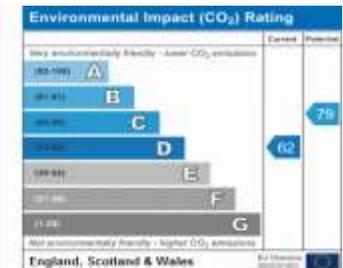
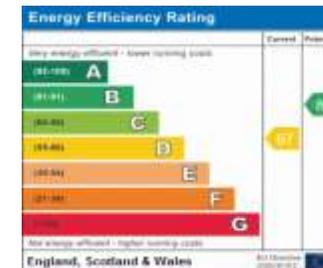


Approx. Gross Internal Floor Area 1026 sq. ft / 95.37 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

chrome mixer taps and heated towel rail for added convenience and comfort - a perfect sanctuary for washing away the rigours of a demanding day! As mentioned, the rear gardens are a treat to behold, with artisan inclusions that many householders would be proud of, much to the envy of their neighbours! Fully enclosed, large scape manicured lawns, mono-block sun terraces and sheds (power supply in one shed) provide an abundance of expansive options to enjoy the summer sun all day round and storage for alfresco furnishings. The star of the show however, is the fabulous bespoke summer house complete with electrical provision. Beautifully appointed, the interior finish is of high specification, with pine tongue and groove panelling, hard-wearing vinyl flooring, double glazed windows and entrance door the backdrop for what is an exceptionally adaptable space. Such is the versatility, a home gym, office, games room or indeed place to shade from the sun in considered comfort are all options for new owners.

This property further benefits from full thermostatically controlled gas central heating with individual radiator thermostats, double glazing and fully security alarm system.

Properties of this scale and calibre are exceptionally rare to market - call our friendly sales team today to schedule your personal viewing!



1 Herschell Street, Anniesland,  
Glasgow, Lanarkshire, G13 1HR

www.eve-property.co.uk  
0141 255 0020  
hello@eve-property.co.uk

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