



# Lynch & Co.

*Solicitors and Estate Agents*

15/17 Carmunnock Road, Mount Florida, Glasgow G44 4TZ

Telephone 0141 649 9552 • Fax 0141 632 4682

**Flat Lower Cottage**  
43 Burns Street, Balloch G83 0SQ  
**Offers Around £80,000**

*Traditional LOWER COTTAGE FLAT within popular pocket a few minutes from excellent local shopping and public transport facilities including Balloch Station a few minutes walk away in addition to being perfectly placed for ease of access to Loch Lomond and beyond and also Dumbarton and Glasgow.*

*The property offers easily maintained yet well proportioned accommodation benefiting from gas central heating and double glazing, however does require some minor internal upgrading.*

*Reception hall, lounge, two double bedrooms (each enjoying dual aspects), larger breakfasting kitchen with door onto rear garden and bathroom comprising three piece white suite.*

*The property further benefits from private gardens to front and rear.*

*The agents recommend internal inspection in order to appreciate the existing standard of accommodation and convenience of location offered.*

<b>RECEPTION HALL</b>	<b>18'0 (5.49M) X 3'6 (1.06M)</b>
<b>LOUNGE</b>	<b>13'6 (4.11M) X 13'4 (4.08M)</b>
<b>KITCHEN</b>	<b>11'7 (3.53M) X 9'11 (3.01M)</b>
<b>BEDROOM ONE</b>	<b>13'2 (4.03M) X 11'0 (3.33M)</b>
<b>BEDROOM TWO</b>	<b>11'0 (3.33M) X 9'11 (3.01M)</b>
<b>BATHROOM</b>	<b>6'6 (1.99M) X 5'5 (1.66M)</b>

#### **HEATING**

The property has gas central heating (not tested).

#### **GLAZING**

The property has double glazing.

#### **VIEWING**

By appointment with Lynch & Co., 0141 649 9552. Outwith normal business hours telephone 0141 572 4386.

#### **TRAVEL DIRECTIONS**

Travelling north along the A82 Stirling Road from Dumbarton continue round the bend in the road turning right at the roundabout (sign post for Alexandria), straight ahead at the first roundabout onto London Road (Luss Road is on your right), turn right a short distance further on into Lansbury Street (a short distance before Balloch Station) immediately left again onto Burns Street following the road round to the right number 43 is on your right hand side.

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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