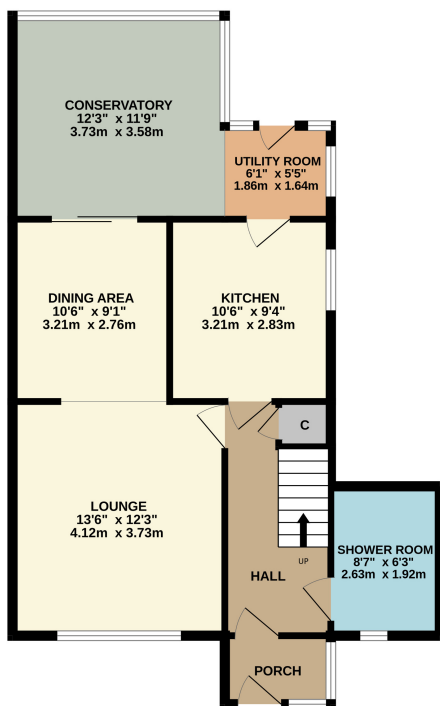




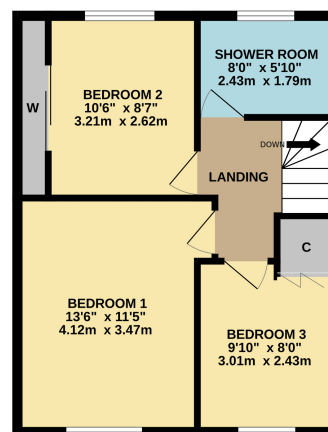
21 Lorn Drive, Balloch, G83 8JF

The agent is delighted to bring to the market this extended three bedroom semi-detached villa which is located in an extremely popular residential address in the lovely village of Balloch. The property is presented in absolute walk in condition and will make the ideal family home.

GROUND FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.

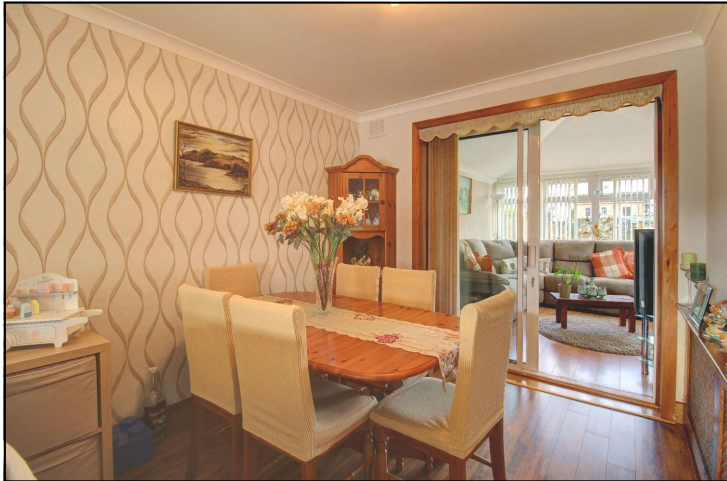


THREE BEDROOM SEMI-DETACHED VILLA

TOTAL FLOOR AREA: 1138 sq.ft. (105.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Travel Directions

From the main gates at Balloch Park proceed North east on Drymen Road. Take the last turning on your left into Mollanbowie Road. Turn left into Creinch Drive then left and take third on right into Lorn Drive. No 21 is on your left

#### Additional Information

Home Report Valuation: £245,000  
Council Tax Band: E  
Energy Efficiency Rating: D  
Double Glazing  
Gas Central Heating

#### Home Report

This property benefits from a Home Report which can be obtained from [davidmuirestates.com](http://davidmuirestates.com) or [onesurvey.org](http://onesurvey.org)

#### **Disclaimer**

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All measurements, distances and areas are approximate and for guidance only.