

Dunkeld Court, Balfron, Glasgow, G63 0TL

welcome to

Dunkeld Court, Balfron, Glasgow

A well-presented 2 bedroom ground floor flat, situated within the highly desirable village of Balfron. Viewing is highly recommended to fully appreciate the size of this property & all it has to offer.















Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Entrance Hall

Lounge

15' 2" max x 12' 5" max (4.62m max x 3.78m max)

Kitchen

9' 6" max x 11' 5" max (2.90m max x 3.48m max)

Bedroom 1

11' 2" x 12' 9" max & exc wardrobe (3.40m x 3.89m max & exc wardrobe)

Bedroom 2

9' x 11' 8" max (2.74m x 3.56m max)

Store Room

Bathroom

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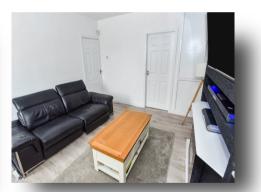
- Ground floor flat
- 2 double bedrooms
- Lounge
- Modern kitchen
- Stylish bathroom

Tenure: Freehold EPC Rating: C

offers over

£90,000









Please note the marker reflects the postcode not the actual property

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Property Ref: STI109329 - 0001 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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