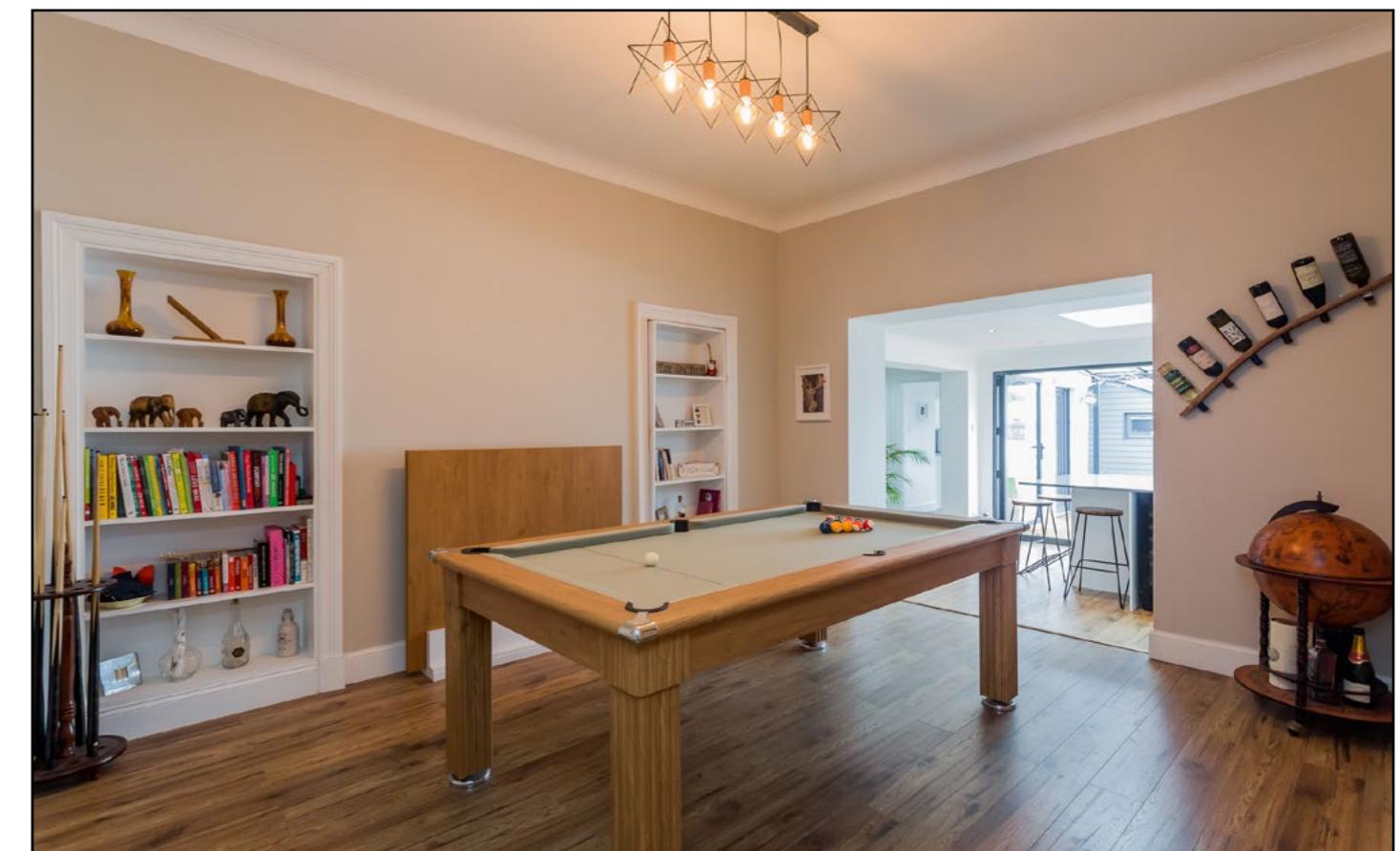


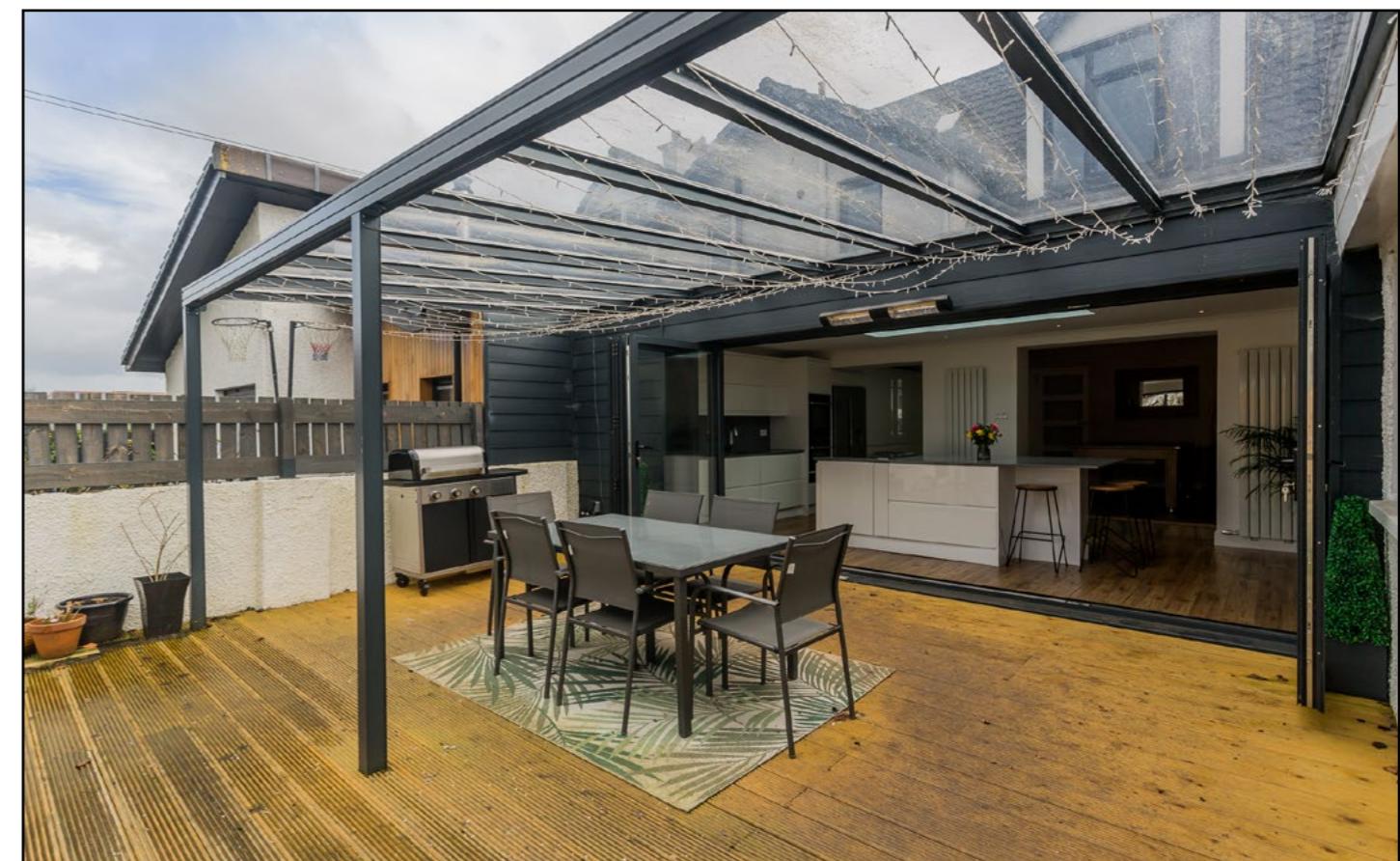


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ESTATE AGENCY

25 Balfron Road,  
Ralston PA1 3HA

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# 25 Balfron Road, Ralston PA1 3HAF

25 Balfron Road is arguably one of the most impressive semi detached villas to come to the market this year in Ralston. The property has been extended and reconfigured to provide a wonderful home with ample living space which is ideal for a family and for entertaining. The property has been finished with high specification fixtures and fitting as well as thoughtful design making it a must see property.

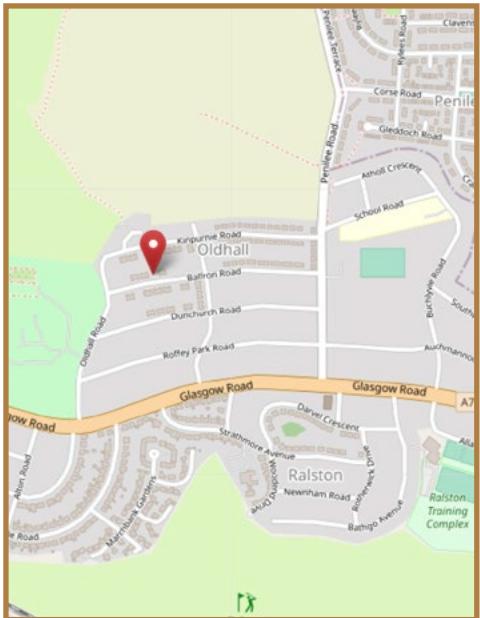
There is a broad and welcoming reception hallway with under stair storage and an in built dog home under the stairs as well. The principle living room is at the front of the house and enjoys a bay window and an electric stove. The most impressive space in the house is undoubtedly the open plan kitchen and living area that has bi folding doors to the back garden. The kitchen is flooded with light from the impressive skylight and has been thoughtfully designed with a large island, storage units, Rocca worktops and high specification appliances which include a Neff oven with slide and hide door, induction hob on the island with a down draft extractor fan, microwave oven, warming drawer, wine fridge, dishwasher and a plumbed in American style fridge freezer. There is a stylish sitting area and a dining room which are both open to the main kitchen area making this an ideal space to socialise and entertain. One of a few fun features in this house is the secret 'bookcase door' that opens from the dining room to another flexible room which could be used as a snug or a fourth bedroom. This room has a skylight window with electric tilt and access to the garage. At the rear of the house there is a useful utility room with space for laundry appliances, a sink and door to the garden. A shower room completes the ground floor accommodation and has a three piece suite and a smart mirror.

On the half landing is the tiled three piece bathroom which has an over the bath shower and LED lighting under the bath panel for a tranquil lighting effect. There are three bedroom accessed from the landing. Bedroom one has a bay window to the front and bedroom two a generous dormer window to the back garden. The third bedroom is currently used as a dressing room but would also make a single bedroom or handy home office.

The back of the house flows well with the inside of the house when the bi fold doors are open to the covered deck area. This makes the space easy to use even in inclement weather but ideal in the sunshine. A sunken lawn provides some lawn and there is further decked areas that sweep round the garden providing plenty of space for seats, hot tubs or whatever you require. At the foot of the garden is a fantastic garden office which has been well built with power, light, insulation and double glazing.

The property further benefits from gas central heating, double glazing, outdoor sockets, electric vehicle charging point and a driveway providing parking for several vehicles. There is also a garage for further storage with an up an over door to the front.





EPC rating

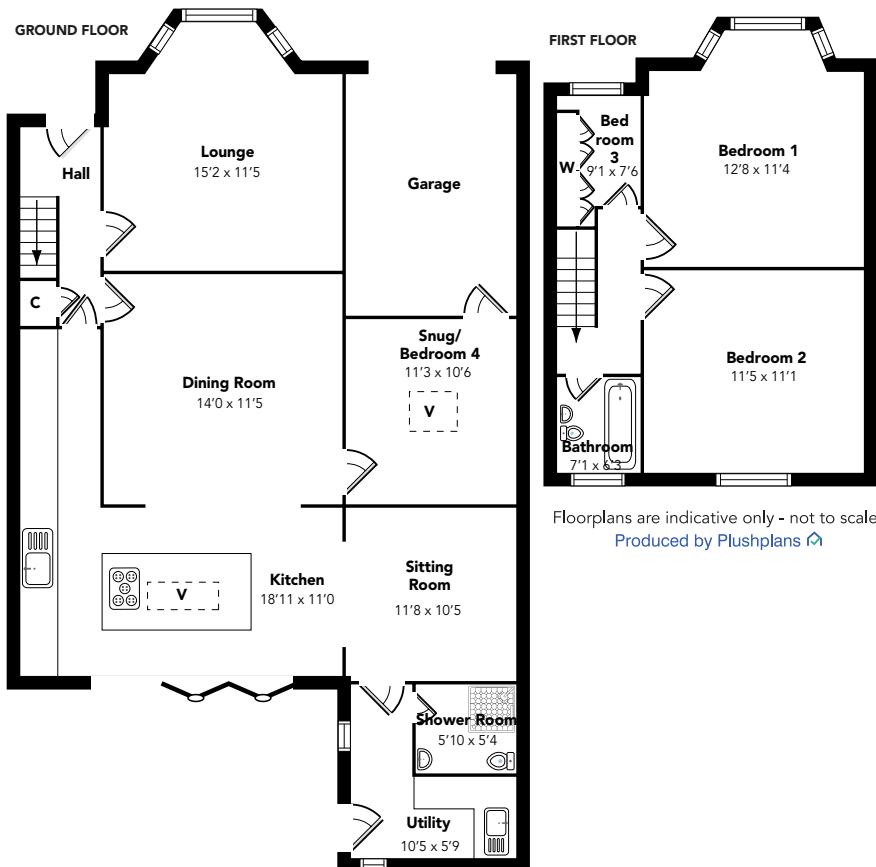
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**disclaimer**

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this 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.



Floorplans are indicative only - not to scale  
Produced by Plushplans [↗](#)

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