



BARRATT
HOMES



GILSON GRAY

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THE BALLOCH - PLOT 86

12 Wallace Drive, Bangour Village, Broxburn, EH52 1AF



THE BALLOCH

Bangour Village, just outside Livingston, features a collection of 3, 4 and 5-bedroom homes set within over 200 acres of mature woodland.

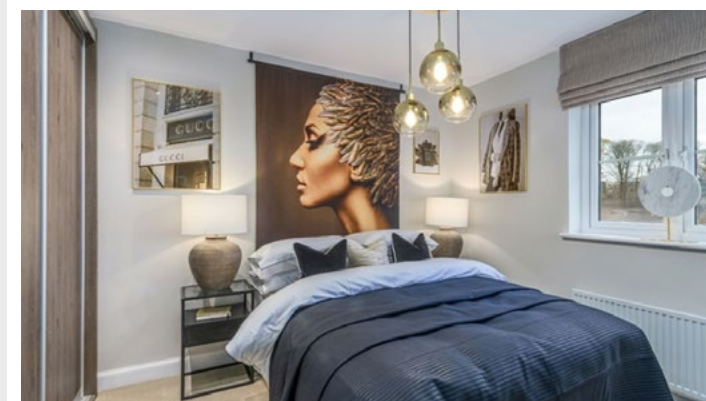
The Balloch is a flexible four bedroom home offering an open-plan kitchen/dining/family area featuring French doors to the back garden. The ground floor also features a generous lounge, study, utility room and WC. On the first floor, you will find four double bedrooms with an en suite to the main bedroom, and a family bathroom. This home is complete with a detached single garage.

Welcome home to The Balloch

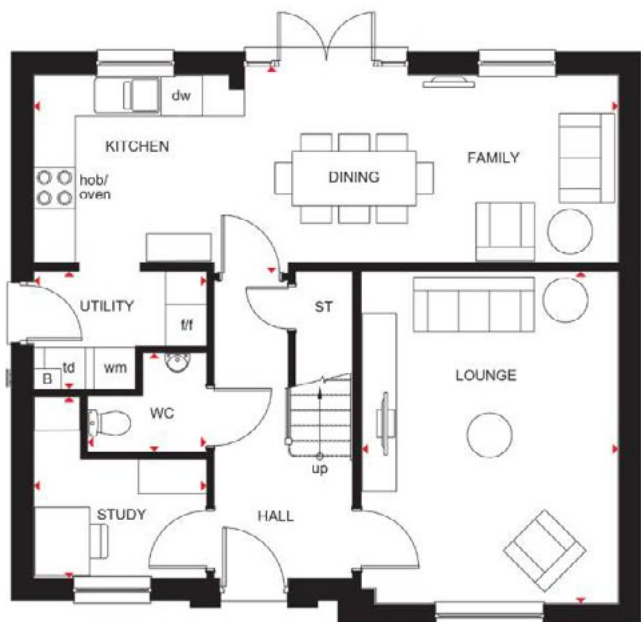
This home features:

- 105% Part Exchange or £19,990 Deposit Boost
- Upgrades worth over £10,200, including flooring
- Move in this summer
- Detached family home
- Driveway & detached garage
- Kitchen/dining/family area
- Spacious lounge
- Four double bedrooms
- French doors to garden
- Annual service charge - £450
- Council Tax - F
- EPC Rating - B
- Asking Price from £399,995

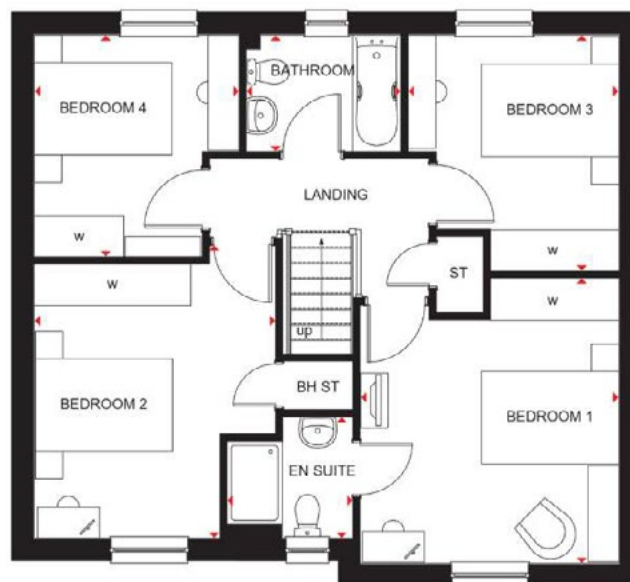
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GROUND FLOOR



FIRST FLOOR



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
 EH1 2BW
 0131 516 5366



GLASGOW

160 West George Street
 G2 2HQ
 0141 530 2021



EAST LoTHIAN

33 Westgate
 EH39 4AG
 01620 893 481



DUNDEE

11 South Tay Street
 DD1 1NU
 01382 201 000



BORDERS

01890 880 008

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