



45 Kirk Crescent, G60 5NJ

Offers over £154,995



**FANTASTIC TWO BEDROOM MID TERRACE HOME ** offering highly sought after accommodation within the popular Old Kilpatrick area. This property is not expected to be available for long! With Matterport Tour and HDVR Property Tour available, contact Elevate Property Services for more information.



Property Information

Welcome to No. 45 Kirk Crescent, this delightful TWO-bedroom mid-terrace home offers an excellent level of accommodation. To the front, the property has a monobloc driveway leading to a modern uPVC door. Upon entering, you are welcomed in through to the reception hallway which leads you in the first instance to the neutrally decorated lounge. A large window surrounds this generous space with an abundance of natural sunlight.

The fitted kitchen has an array of mahogany effect wall and base mounted units paired with contrasting laminate worktops, creating a fashionable and efficient workspace. The kitchen further benefits from an integrated dishwasher and adequate space for additional appliances. Within this room there is also a large (under staircase) storage cupboard and door leading to the rear garden.

On to the upper level, there are two neutrally decorated and generously proportioned bedrooms. A fixed stairway from one of the bedrooms leads to the loft area which has been fully floored and has a Velux window with scenic outlook. The fully tiled shower room comprises of a walk-in shower cubicle with electric shower, wash hand basin and W.C.

The rear garden is fully enclosed with quality composite decking, creating a safe and secure environment for children and pets alike. A large outbuilding is available with flexibility to be utilised as a workshop, home office etc.

Ideally situated within the popular Old Kilpatrick area and within walking distance of sought after Early Learning and Childcare Centres and Primary Schools. The village of Old Kilpatrick enjoys a fantastic setting on the edge of the River Clyde. The area offers a variety of shops, restaurants, bars and amenities making this a perfect base for purchasers.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

Room Dimensions

Lounge - 4.81m x 3.30m

Kitchen - 4.65m x 2.01m

Bedroom One - 3.10m x 2.66m

Bedroom Two - 3.74m x 3.50m

Bathroom - 1.85m x 1.68m

Attic - 4.12m x 3.65m

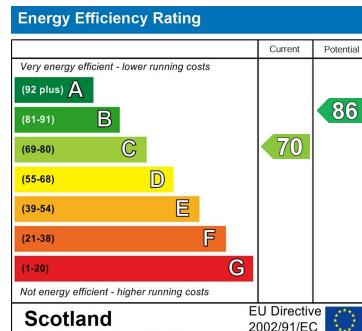
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.