



## 8 Lewis Gardens, Old Kilpatrick, G60 5LA

Offers over £294,995



**\*\*SOLD AT CLOSING DATE - SIMILAR PROPERTIES REQUIRED\*\*** Fantastic FOUR-bedroom detached family home. This highly sought after accommodation over two floors within the Western Isles development in Old Kilpatrick is sure to appeal to a variety of purchasers. With Matterport Tour and HDVR Property Tour available, please contact Elevate Property Services for more information.



## Property Information

Welcome to No. 8 Lewis Gardens, situated within a quiet cul-de-sac in the highly sought-after Western Isles development in Old Kilpatrick. This splendid FOUR bedroom detached home offers an excellent level of accommodation. With neutral decoration throughout, this bright and spacious home is presented to the market in walk-in condition.

To the front of the property, is an easily maintained lawn garden and driveway to accommodate a number of cars. Upon entering, through the modern UPVC door, you are welcomed into the bright and airy reception hallway which leads you to most rooms within the property. The open plan lounge with dining area is generous in size and boasts a feature fireplace, impressive ceiling heights and dual aspect windows which flood this entire space with natural sunlight. To the rear of the lounge, there is a dining area, an excellent space for entertaining. A second reception/family room is located to the other side of lounge which could also be utilised as a fourth bedroom.

The modern fitted kitchen boasts and an array of white wall and floor units and wood effect worktops and additional large larder cupboard, creating an abundance of storage space. The kitchen further benefits from an integrated gas hob, oven and extractor fan. To the side of the kitchen, a separate utility room is available which benefits from space for free-standing washing machine, dryer and dishwasher. A convenient cloakroom comprising of a wash hand basin and W.C. is located to the rear of this room.

On the upper level, are three generously proportioned bedrooms, one of which was previously two bedrooms and has now been merged into a more spacious room with dual aspect windows. All bedrooms benefit from fitted storage with the master bedroom also having the convenience of an ensuite shower room. Completing this property, is a stunning, fully tiled family bathroom which comprises of shower over bath, wash hand basin and W.C. and quality chrome fixtures.

The substantial rear garden is fully enclosed with patio and decking areas, perfect for dining al-fresco and providing a safe and easily maintained environment for children and pets alike.

Ideally situated within walking distance of highly sought after primary and secondary schooling, this property will particularly appeal to families with children of various ages. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City and Loch Lomond area, the location is ideal.

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 floor plans 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.

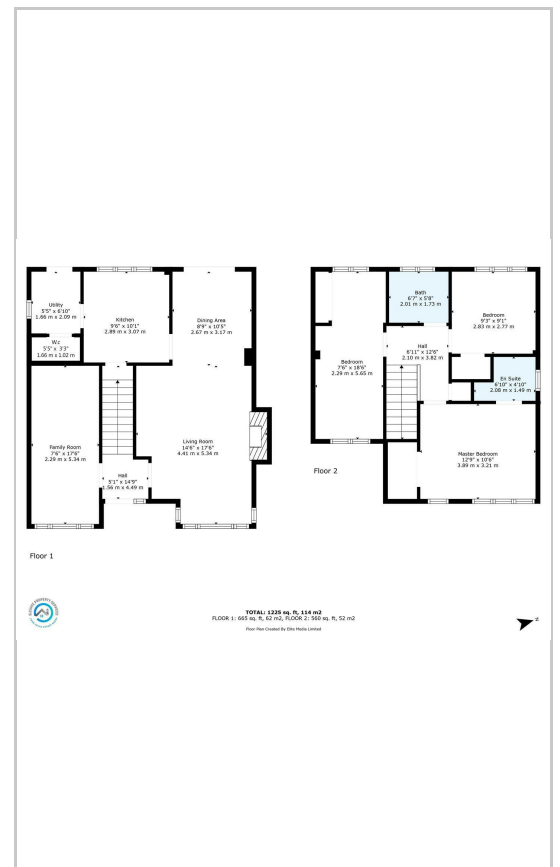
## Room Dimensions

Living Room - 5.34m x 4.41m  
 Kitchen - 3.07m x 2.89m  
 Dining Room - 3.17m x 2.67m  
 Utility Room - 2.09m x 1.66m  
 Bedroom One - 3.89m x 3.21m  
 Bedroom Two - 5.65m x 2.29m  
 Bedroom Three - 2.83m x 2.77m  
 Bedroom Four/Family Room - 5.34m x 2.29m  
 Bathroom - 2.01m x 1.73m  
 Ensuite - 2.08m x 1.49m  
 Cloakroom - 1.66 x 1.02

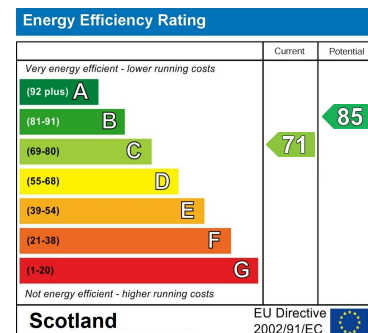
## Area Map



## Floor Plans



## Energy Efficiency Graph



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