



## 30 Barra Crescent, Old Kilpatrick, G60 5HP

Offers over £394,995



**\*\*CLOSING DATE - FRIDAY 29TH NOVEMBER AT 11.00AM\*\*** Stunning FOUR/FIVE 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 HDVR Property Tour available, please contact Elevate Property Services for more information.





Property Information

Welcome to No. 30 Barra Crescent, situated within a highly sought after address within the popular Western Isles development in Old Kilpatrick. This splendid FOUR/FIVE bedroom detached home has been extended to create a substantial family home. Beautifully refurbished throughout, this bright and spacious home is presented to the market in true walk-in condition.

To the front of the property, is an easily maintained lawn garden and large driveway to accommodate a number of cars and leading to a garage. Upon entering, you are welcomed into the attractively decorated reception hallway which leads you to all rooms within the property. The sumptuous formal lounge boasts a feature fireplace and is the perfect space for relaxation or entertaining. With large windows to the front and double door access to the rear, there is an abundance of natural light filling this room. A second reception/tv room is available on the ground floor which could also be utilised as a home office or fifth bedroom. The wonderful open-plan kitchen, dining and family room really is a must see, this is the perfect space to enjoy meal preparation, dining and precious family time.

The modern kitchen has been fitted to a high specification with an array of gloss wall and base mounted units paired and solid stone worktops, creating a sleek and lavish workspace. The kitchen further benefits from a range of quality integrated appliances, including double oven, hob and extractor fan. A utility room is available to the side of the kitchen which benefits from additional storage and a free-standing washing machine, dishwasher and fridge-freezer. Space for dining is available to the front of the kitchen which overlooks the rear garden. A family room is available to the side of this with feature fireplace and contemporary bar. Completing the ground floor is a convenient cloakroom with wash-hand basin and W.C.

The impressive stairway leads to the upper floor accommodation. All four bedrooms are generous in size, two of which also benefit from Juliet balconies and luxurious ensuite shower rooms. A striking family bathroom is also on this level which comprises of bathtub, wash hand basin and W.C.

Further features of this fantastic property include excellent storage facilities, gas central heating and double glazing throughout.

The professionally landscaped rear garden is fully enclosed, creating a safe and secure environment for children and pets alike. This area boasts a summer house and different patio areas, perfect for enjoying the outdoors and al-fresco dining.

Ideally situated within a short 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

- Floor 1 -  
Lounge - 5.69m x 3.23m  
Sitting Room - 3.70m x 3.28m  
Kitchen - 3.39m x 3.03m  
Dining Room - 4.06m x 3.28m  
Family Room - 5.44m x 3.60m  
Utility Room - 3.03m x 2.52m  
WC - 1.40m x 1.04m

- Floor 2 -  
Bedroom One - 4.31m x 3.79m  
Ensuite - 3.26m x 2.10m  
Bedroom Two - 4.13m x 3.79m  
Ensuite - 3.22m x 2.43m  
Bedroom Three - 3.46m x 3.25m  
Bedroom Four - 2.91m x 2.20m  
Bathroom - 2.87m x 1.90m

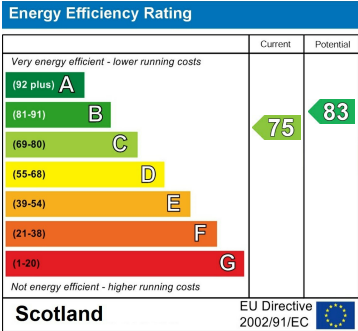
Area Map



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.