



## 17 Bute Place, G60 5AP

Offers over £184,995



**\*\*CLOSING DATE SET FOR WEDNESDAY 19/2 AT 12.00PM\*\*** Elevate Property Services are delighted to present this fantastic TWO bedroom semi-detached property to market. Located within the highly sought after Western Isles Estate in Old Kilpatrick, this property is sure to be popular.





Property Information

Welcome to No. 17 Bute Place - Set within a quiet cul-de-sac location in the friendly Western Isles development (Old Kilpatrick) and with scenic views overlooking greenspace, which is currently hosting Highland cows, the location is truly perfect! This splendid TWO bedroom semi-detached has been beautifully decorated throughout. Presented to market in walk-in condition, this home is sure to appeal to a variety of purchasers.

To the front of the property, is a two car driveway and low maintenance lawn garden. Upon entering, you are welcomed into a reception porch with convenient ground floor W.C. to the side. Leading onto the lounge, which boasts a stunning feature fire and large windows filling this space with an abundance of natural light. A storage cupboard under the stairway is also accessed via this room. The modern fitted kitchen is positioned to the rear of the kitchen and boasts and an array of wall and floor units and complementary worktops, creating an abundance of storage space. The kitchen further benefits from an integrated gas hob, oven and extractor fan with space also available for a free-standing washing machine, dryer and fridge-freezer. Space for dining is available which overlooks the rear garden, creating a lovely sociable space for dining and entertaining.

On the upper level, are two well-proportioned bedrooms, both of which benefit from excellent fitted storage. Completing this property, is a splendid family bathroom which comprises of shower over bath, vanity unit and W.C. With quality fixtures and fittings, this room has been designed to a high specification. Further storage is available in a substantial cupboard accessed from the bathroom, as well as within the attic space.

Access to the fully enclosed rear garden is via patio doors from the kitchen which lead onto a fantastic decking area, perfect for relaxation and dining al-fresco. Further space is available with patio and artificial grass areas, providing a safe and easily maintained environment for children and pets alike.

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.

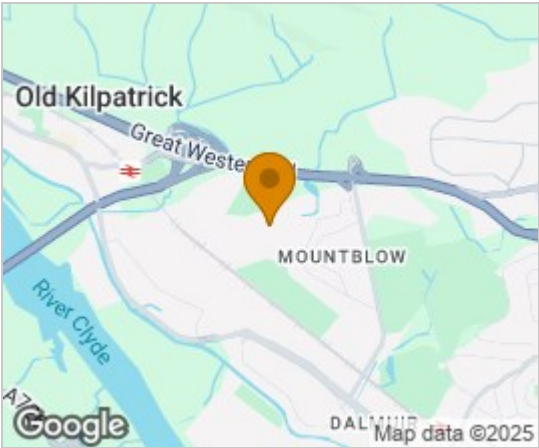
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

Room Dimensions

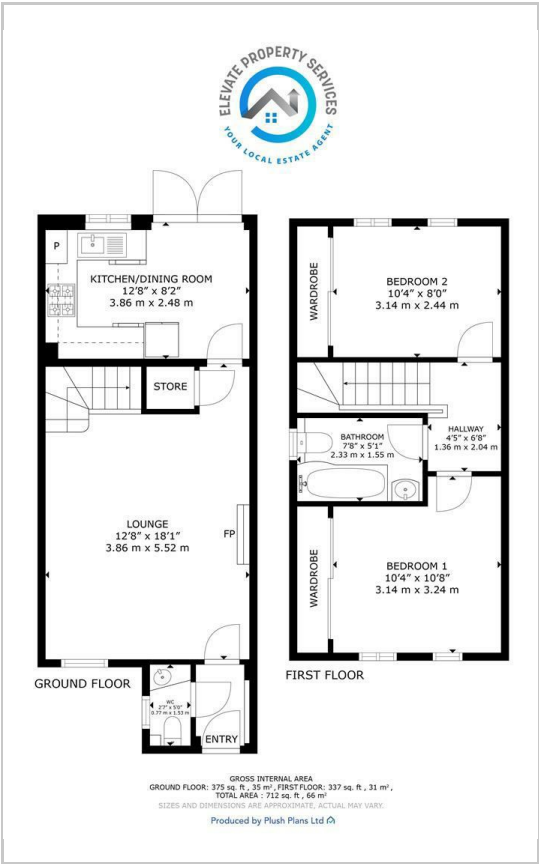
- Lounge - 5.52m x 3.86m
- Kitchen/Dining - 3.86m x 2.48m
- Bedroom One - 3.24m x 3.14m
- Bedroom Two - 3.14m x 2.44m
- Bathroom - 2.33m x 1.55m
- WC - 1.53m x 0.77m

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.

Area Map



Floor Plans



Energy Efficiency Graph

