



## 12/6 Thistle Neuk, G60 5NA

Offers over £72,500



\*\*CLOSING DATE FOR FINAL OFFERS - WEDNESDAY 12TH MARCH AT 12.00PM\*\* Elevate Property Services are delighted to bring this spacious TWO bedroom maisonette property to market. This desirable accommodation over two levels within the highly sought after Old Kilpatrick area, is not expected to be available for long!



## Property Information

Welcome to No. 12 Thistle Neuk (Flat 6) situated within the highly sought-after Old Kilpatrick area. This spacious TWO bedroom maisonette apartment offers an ideal opportunity for first-time buyers, families and investors alike. The property is situated within a short walking distance of a host of amenities and public transport links.

To the front of the property, which has been externally upgraded, there is adequate on street parking and a children's playpark. A well maintained communal building provides access to this property. Once inside, the welcoming reception hallway offers access to all rooms and boasts good storage facilities. The lounge offers impressive dimensions with a balcony and large windows flooding this room with an abundance of natural light.

The fitted kitchen hosts an array of cream wall and base mounted units paired with complementing worktops, creating a fashionable and efficient workspace. The kitchen also boasts an integrated oven, hob and extractor fan and adequate space for free standing fridge-freezer, washing machine and dryer.

The home is further complimented by two generously proportioned bedrooms. Completing this property is a family bathroom, comprising of shower over bath, vanity unit and W.C.

The apartment also benefits from gas central heating (new boiler fitted in 2024) and double glazing throughout, providing all rooms with a lovely warmth all year round.

Ideally situated within a short distance of sought after schooling, this property will appeal to variety of purchasers, including 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 highly sought after.

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 - 4.73m x 4.00m

Kitchen - 3.66m x 2.16m

Bedroom One - 4.00m x 3.46m

Bedroom Two - 4.00m x 3.23m

Bathroom - 2.20m x 2.15m

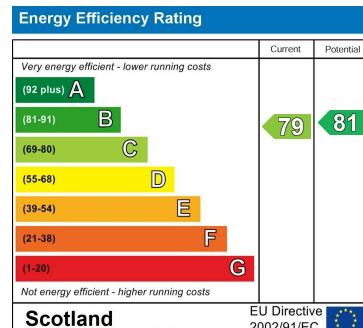
## Area Map



## 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.