



83 Roman Crescent, Old Kilpatrick, G60 5JX

Offers over £89,995



****CLOSING DATE FOR FINAL OFFERS - FRIDAY 14TH MARCH AT 12.00PM**** Elevate Property Services are delighted to present this spacious **THREE** bedroom lower cottage garden flat to market. This property is available to **CASH PURCHASERS** only due to being of non-traditional construction. Offering sought after accommodation within the popular Old Kilpatrick area, this property is not expected to be available for long!



Property Information

Welcome to No. 83 Roman Crescent is situated within the highly sought-after Old Kilpatrick area. This splendid THREE bedroom lower cottage home is available to cash purchasers only. With neutral decoration throughout, this bright and spacious property is sure to be popular.

To the front of the property a low-maintenance garden and ample on street parking is available. On entrance, a welcoming hallway leads to all rooms within this beautiful property. The neutrally decorated lounge boasts large windows which flood this entire space with natural sunlight. The spacious fitted kitchen provides access to the rear garden and has an array of wall and base units and extensive worktops, creating an ideal space for meal preparation. The kitchen further benefits from an integrated gas hob, eye-level oven and extractor fan. Ample space is also available for a free-standing washing machine and fridge freezer.

The property is further complimented with three neutrally decorated and generous in size bedrooms, all of which also benefit from fitted storage facilities. Completing this home is a four-piece family bathroom, comprising of a jacuzzi bath, shower cubicle with electric shower, wash hand basin and W.C. The property further benefits from double glazing and gas central heating throughout.

The south-facing rear garden is a must see, with various areas to relax and enjoy the weather and stunning views of the surrounding area, this is a lovely space. This area is also fully enclosed, creating 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

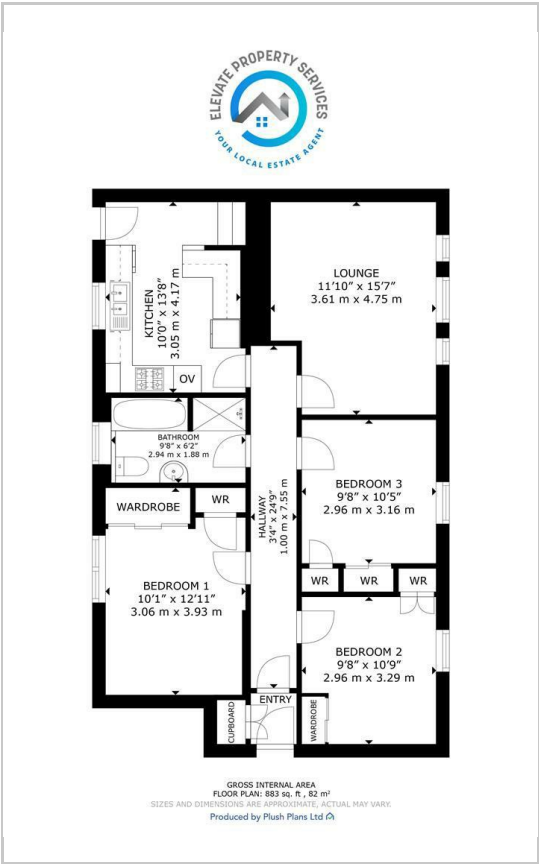
- Lounge - 4.75m x 3.61m
- Kitchen - 4.17m x 3.05m
- Bedroom One - 3.93m x 3.06m
- Bedroom Two - 3.29m x 2.96m
- Bedroom Three - 3.16m x 2.96m
- Bathroom - 2.94m x 1.88m

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

