



1 Woodlands Court, G60 5HH

Offers over £87,500



****CLOSING DATE FOR FINAL OFFERS - MONDAY 9/6 AT 12.00 NOON**** Elevate Property Services are delighted to present this splendid TWO bedroom second (top) floor flat to market. Located within the highly sought after Old Kilpatrick area, this property is sure to appeal to a variety of purchasers.



Property Information

Welcome to No. Flat 6, 1 Woodlands Court, this bright TWO bedroom home is located within the popular Old Kilpatrick area. Externally this property benefits from communal gardens and an allocated parking space with additional overflow parking spaces available. A secure door entry system provides access into the well-maintained building with this property located on the second (top) floor.

A welcoming reception hallway provides access to all rooms and boasts generous storage cupboards. The neutrally decorated lounge is generous in size and benefits from dual aspect windows filling this space with an abundance of natural light and providing the most beautiful views. The fitted kitchen hosts an array of white wall and base mounted units paired with complementing worktops. Integrated appliances include an electric hob, oven and extractor fan with adequate space available for a free standing fridge-freezer and washing machine.

Two generously proportioned bedrooms are available, one of which also boasts feature panelling and excellent fitted storage. Further storage is available within the floored attic space. A modern bathroom completes this property which comprises of a bathtub with overhead shower, wash basin and W.C. The apartment also benefits from double glazing and an electric heating system with modern, new heaters just installed.

Perfectly situated within a short distance of highly sought after primary schooling and with good transport links to 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 floorplans 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.

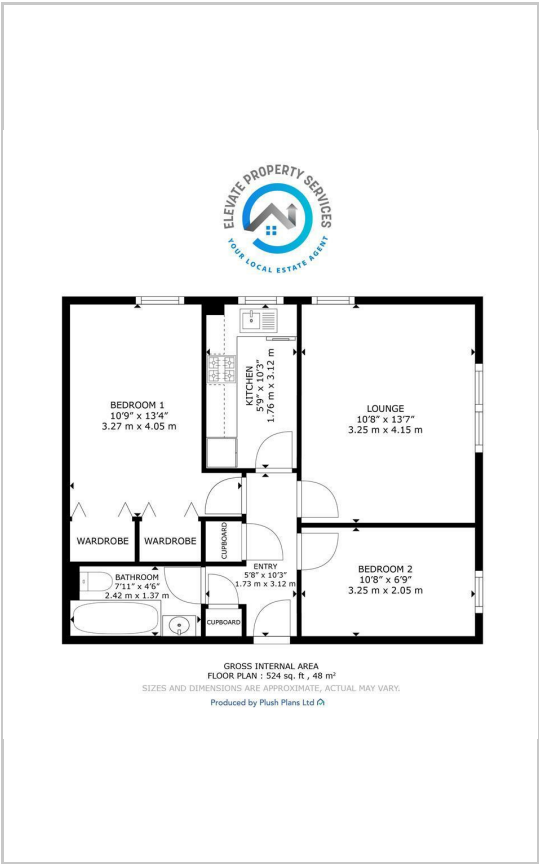
Room Dimensions

- Lounge - 4.15m x 3.25m
- Kitchen - 3.12m x 1.76m
- Bedroom One - 4.05m x 3.27m
- Bedroom Two - 3.25m x 2.05m
- Bathroom - 2.42m x 1.37m

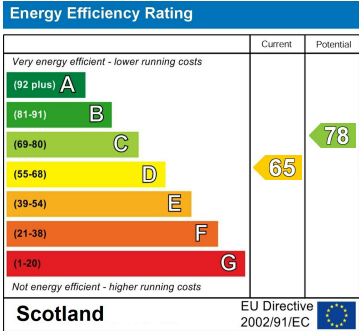
Area Map



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.