



## 197 Dumbarton Road, Old Kilpatrick, G60 5JW

Offers over £87,500



\*\*CLOSING DATE FOR FINAL OFFERS - FRIDAY 8/8 AT 12.00PM\*\* Elevate Property Services are delighted to present this splendid ONE bedroom first floor flat within a traditional red sandstone tenement building to market. Situated within the popular Old Kilpatrick area, this property is sure to appeal to a variety of purchasers.



## Property Information

Welcome to Flat 1/1, 197 Dumbarton Road, this property is sure to appeal to a variety of purchasers and is not expected to be available for long.

To the front of the property, there is a convenient grocery shop and ample on street parking. Entrance into the building is via a secure door entry system leading into the well-maintained communal area. The garden to the rear of the property benefits from a communal drying green and space to relax and enjoy some nice weather.

On entrance into the property, you are welcomed into the spacious reception hallway which leads to all rooms. The lounge is spacious and benefits from a large bay window flooding this room with an abundance of natural light and a truly stunning outlook to Kilpatrick Hills. A flexible recess area is available to the rear of the lounge, suitable for dining, home office etc. The contemporary fitted kitchen has an array of unique light blue wall and base mounted units paired with wooden worktops. Further complimented by a practical island, this space really must be viewed to be appreciated. With quality Bosch integrated appliances, including fridge freezer, dishwasher, microwave, oven, grill and hob, this kitchen has been completed to a high specification. Similar to the lounge area, there is a flexible recess to the rear which could be utilised for dining, home office etc. The double bedroom is generously proportioned and has a large window, creating a bright and relaxing space. The galley style bathroom, comprises of a bathtub with electric shower over, wash basin and W.C. Within the hallway, is a large storage cupboard and a fitted closet extending the full width of the hallway. Premium Karndean flooring has been fitted to the hallway, kitchen and bathroom and luxurious carpet to the lounge, creating a warm and homely space.

The apartment also benefits from gas central heating and double glazing throughout, providing all rooms with a lovely warmth all year round.

Ideally situated within the popular Old Kilpatrick area and within walking distance of sought after Early Learning and Childcare Centres and Primary Schools. Secondary schools are a short journey by car or bus. The village of Old Kilpatrick enjoys a fantastic setting on the edge of the River Clyde. The area offers a variety of shops, restaurants, bars and amenities making this a perfect base for purchasers.

We would highly recommend an early viewing as have no doubt this property will be very popular. 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 - 5.92m x 3.37m

Kitchen/Dining - 5.21m x 3.33m

Bedroom - 4.28m x 2.79m

Bathroom - 4.37m x 1.29m

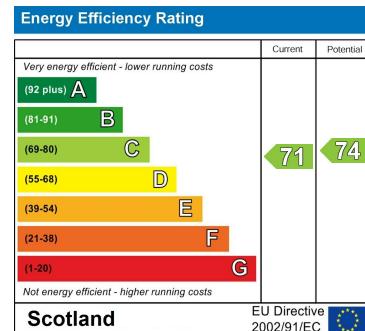
## Area Map



## 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.