



84 Roman Crescent, G60 5JU

Offers over £92,500



**\*\*CLOSING DATE FOR FINAL OFFERS - THURSDAY 24/7 AT 12.00PM\*\*** Elevate Property Services are delighted to present this spacious THREE bedroom semi-detached home within the popular Old Kilpatrick area to market. This property offers excellent potential for renovation and is available to CASH PURCHASERS only due to being of non-traditional construction.





Property Information

Welcome to 84 Roman Crescent, this property with excellent potential for renovation is situated in the sought-after Old Kilpatrick area. Available to CASH PURCHASERS only due to type of construction, this bright and spacious property is sure to be popular.

To the front, the property benefits from a driveway and a low-maintenance garden. Upon entering, you are welcomed into the spacious hallway which benefits from good storage facilities. The lounge is generous in size and benefits from a large window filling this space with an abundance of natural light. The kitchen boasts an array of wall and floor units and space for the required free-standing kitchen appliances. A hidden pantry is available to the rear of the kitchen, which also provides access to the rear garden space. A family bathroom completes the ground floor which comprises of bath with shower over, wash hand basin and W.C.

On the upper level, the property is further complimented with three well-proportioned bedrooms, all of which benefit from fitted storage facilities. Further storage is available within the attic area.

The rear garden has been designed for easy maintenance and is fully enclosed, creating a safe environment for children and pets alike. In addition to this, a greenhouse and large shed are available.

Ideally situated within a short distance of highly sought after schooling, this property will particularly appeal to families with children of various ages. Within walking distance of local bars, restaurants and excellent local walks, cycling routes etc, the location is perfect. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City and Loch Lomond area.

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 - 4.26m x 4.14m
- Kitchen - 3.17m x 3.12m
- Bedroom One - 3.66m x 3.09m
- Bedroom Two - 3.52m x 3.05m
- Bedroom Three - 4.14m x 2.57m
- Bathroom - 1.98m x 1.78m

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

