



2 Barra Road, G60 5HS

Offers over £299,995



Elevate Property Services are delighted to offer you an excellent opportunity to acquire this rarely available and well-presented FOUR bedroom detached villa, set within the highly desirable pocket of the Western Isles estate in Old Kilpatrick. Boasting ample floor space and a large conservatory, the property offers versatility throughout lending itself to adapt to a variety of lifestyles with opportunities to tailor the space to individual needs, whether as extra living space, a home office, gym or playroom.



Property Information

Introducing 2 Barra Road, located in the desirable Western Isles development in Old Kilpatrick. A highly sought after village within Clydebank, offering a blend of peaceful residential living and excellent commuter links.

This property represents a fantastic opportunity for those seeking a family home in a convenient and well connected location. The exterior of the property welcomes you with a multi car driveway and a well-maintained front lawn.

Upon entering, you are welcomed by a bright vestibule area leading onto a spacious hallway that sets the tone for this fantastic home. The ground comprises of a family lounge, kitchen with dining space, utility room, conservatory, versatile home office or additional bedroom and convenient W.C.

The lounge is both bright and inviting, featuring crisp white walls complimented by striking herringbone-style darker wood flooring, offering the perfect balance of modern style and comfort. From here, elegant French doors open into the heart of the home – the family focused kitchen and dining area. The kitchen is thoughtfully designed to suit the modern family life, offering both a stylish breakfast bar for casual everyday dining and a bespoke built in banquette seating area for larger family meals or entertaining. Together, this dual dining arrangement creates a warm and versatile hub for the home. The kitchen also offers excellent workspace and storage, making it ideal for those who enjoy cooking whilst still engaging with family or guests. Ideally located just off the kitchen, a separate utility room adds further convenience, housing laundry facilities and providing valuable additional storage. From the utility room there is direct access to a large conservatory, creating a bright and flexible living space for a kid's playroom, formal dining or simply relaxing. The ground floor bedroom/home office offers a highly adaptable space, neutrally decorated and finished with light beechwood flooring, making it ideal for those working from home or requiring additional accommodation. The WC is tastefully designed with a white cloakroom suite and finished with muted neutral tones, creating a fresh and airy feel.

A carpeted staircase leads to the upper level, where the landing provides access to the three bedrooms and family bathroom. The primary bedroom is beautifully presented in calming neutral tones, complete with a modern ensuite shower room finished with stylish white brick effect tiling, a walk-in shower, vanity sink with storage and W.C. The second bedroom is generously proportioned, neutrally decorated and carpeted, this room can easily accommodate a double bed or even a twin layout with storage available. The last of the bedrooms on this floor has been thoughtfully utilised by the current owners as a dressing room, offering excellent fitted storage and flexibility to adapt the space to suit individual needs. The family bathroom is finished in a neutral palette, featuring beige tiling, a white three piece suite with shower over bath, creating a clean and practical space for everyday use.

The private rear garden can be accessed with ease from multiple points within this outstanding home – via patio doors from the kitchen and dining area, directly from the conservatory, or through a secure side gate from the driveway. Thoughtfully designed for both relaxation and entertaining, the garden provides several options to enjoy. A generous slabbed patio offers the ideal setting for al fresco dining and summer gatherings; a decked area creates the perfect spot to enjoy morning coffee. In addition, a well-kept lawn provides a safe and secure environment for children or pets to play, all within clear sight from the house, making this an ideal outdoor space to suit all within the family.

Location wise, the property is within easy reach of:

Old Kilpatrick train Station and major road networks (A82/M8) providing swift access to Glasgow, Loch Lomond and beyond

Highly regarded local schools

A range of shops, cafes and amenities within walking distance

Scenic walks along the Forth & Clyde Canal and access to the Kilpatrick Hills

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

Ground Floor -

Lounge - 4.50m x 3.56m

Kitchen- 4.01m x 2.90m

Dining - 3.00m x 2.67m

Utility - 2.54m x 1.80m

Conservatory - 4.09m x 3.07m

Bedroom Three/Home Office - 4.98m x 2.31m

WC/Cloakroom - 1.24m x 1.19m

Upper Floor -

Primary Bedroom - 4.06m x 2.69m

Ensuite Shower Room - 2.51m x 1.73m

Bedroom Two - 3.40m x 2.69m

Bedroom Four/Dressing Room - 2.57m x 2.39m

Bathroom - 1.93m x 1.83m

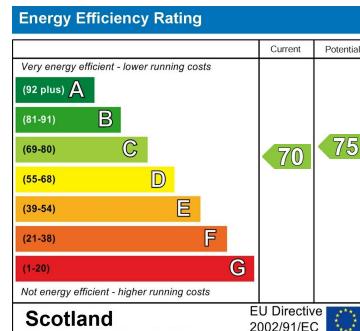
Area Map



Floor Plans



Energy Efficiency Graph



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