



## 2 Woodlands Court, G60 5HH

Offers over £74,995



**\*\*CLOSING DATE FOR FINAL OFFERS - THURSDAY 18/9 AT 12.00PM\*\*** Elevate Property Services are delighted to present this splendid ONE bedroom ground floor flat to market. Located within the highly sought after Old Kilpatrick area and within walking distance of a host of amenities and transport links, this property is sure to appeal to a variety of purchasers.



## Property Information

Welcome to Flat 2, 2 Woodlands Court, this bright ONE bedroom home is located within the popular Old Kilpatrick area. Externally this property benefits from a communal garden 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 ground floor.

A welcoming reception hallway provides access to all rooms and boasts a generous storage cupboard. The freshly decorated lounge benefits from dual aspect windows filling this space with an abundance of natural light. The modern fitted kitchen hosts an array of wall and base mounted units paired with complementing worktops. Integrated appliances include a fridge-freezer, electric hob, oven and extractor fan with adequate space available for a free standing washing machine. A generously proportioned double bedroom is available, which also boasts fitted storage. A modern shower room completes this property which comprises of a shower cubicle with rainfall shower, vanity unit and W.C. The apartment also benefits from double glazing and an electric heating system with modern, energy efficient heaters.

Perfectly situated within walking distance of a host of amenities, this location is sure to appeal to a variety of purchasers. 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/Dining- 4.34m x 3.04m

Kitchen - 3.32m x 1.71m

Bedroom - 3.40m x 3.31m

Bathroom - 2.39m x 1.34m

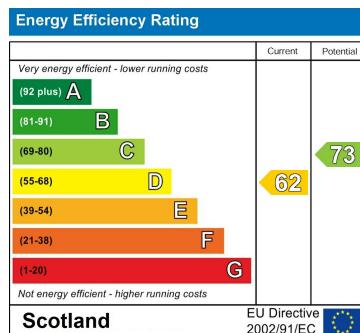
## Area Map



## 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.