



## 2 Frelands Crescent, G60 5DY

Offers over £149,995



Elevate Property Services are delighted to bring this sought after THREE bedroom end-terrace property within the popular Old Kilpatrick area to market. This property will make a fantastic family home and is therefore not expected to be available for long!



## Property Information

Welcome to 2 Freelands Crescent, this splendid THREE bedroom end terrace property is situated within the popular Old Kilpatrick area and within walking distance of a host of amenities and public transport links.

To the front, the property benefits from a compact garden and Monoblock driveway. A modern uPVC door leads into the welcoming reception hallway which provides access firstly to the lounge. The lounge is generous in size with adequate space for dining and dual aspect windows flooding this room with an abundance of natural light. The fitted kitchen hosts an array of wall and base mounted units and adequate space for free-standing appliances. A separate laundry/utility room is available to the rear of the kitchen which boasts space for a washing machine and dryer. Access to the rear garden is via the utility room. A cloakroom is conveniently located on the ground floor which comprises of a vanity unit and W.C.

On the upper level, the property hosts three well-proportioned bedrooms, all of which have the added benefit of fitted storage. Further storage facilities are available within the attic area. Further features of this property include Gas Central Heating and Double Glazing providing a lovely warmth all year round.

The low maintenance garden to the rear of the property is fully enclosed, creating a safe and secure environment for children and pets alike. With areas of lawn and patio, this is an ideal space to enjoy nice weather. A large greenhouse and storage shed are also available.

Ideally situated within a short distance of sought after schooling, this property will appeal to variety of purchasers, including families with children of various ages. Also, within walking distance of amenities, bars and restaurants in the centre of Old Kilpatrick. Excellent transport links are available from here to local shopping centres, or further afield to Glasgow City, Loch Lomond area etc.

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 - 6.47m x 3.51m

Kitchen - 3.61m x 3.29m

Utility Room - 3.25m x 1.37m

Bedroom One - 3.77m x 3.69m

Bedroom Two - 4.32m x 2.60m

Bedroom Three - 2.79m x 2.66m

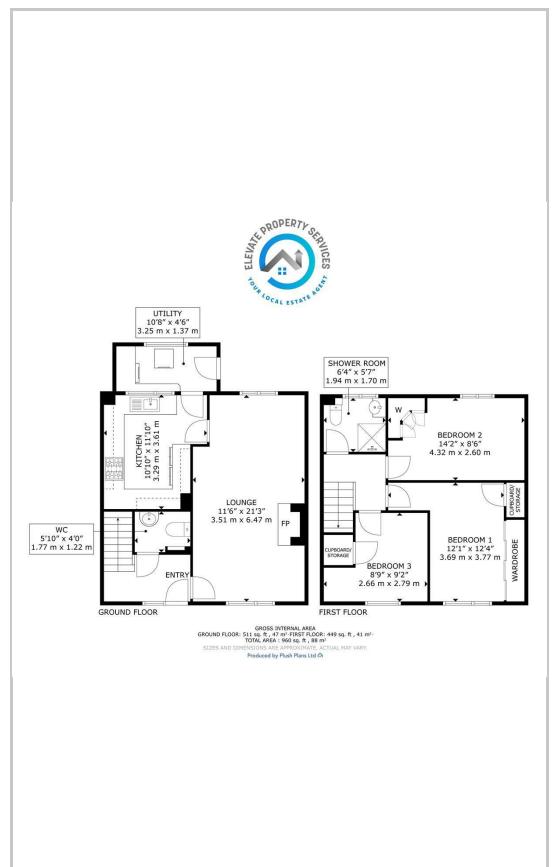
Shower Room - 1.94m x 1.70m

WC - 1.77m x 1.22m

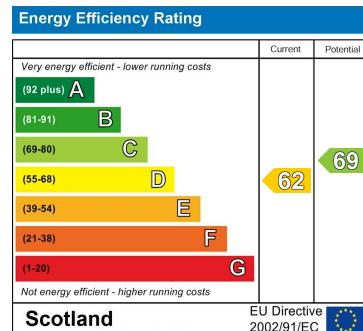
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.