



## 7 Gavinburn Place , Old Kilpatrick, G60 5JP

Offers over £89,995



Elevate Property Services are delighted to present this splendid ONE bedroom ground floor flat within a traditional red sandstone tenement building to market. Situated within the highly sought after Old Kilpatrick area, this property is sure to appeal to a variety of purchasers.



Property Information

Welcome to Ground 2, 7 Gavinburn Place, this property is sure to appeal to first-time buyers, downsizers and investors alike and is therefore not expected to be available for long.

Externally, the property benefits from ample on-street parking to the front and a communal garden with drying green to the rear. Entrance into the building is via a secure door entry system leading into the well-maintained communal area and this property which is located on the ground floor.

On entrance, you are welcomed into the spacious reception hallway which leads to all rooms and benefits from a large storage cupboard. The beautifully decorated lounge boasts large windows flooding this room with natural light and providing a stunning outlook to Kilpatrick Hills. A recess at the rear of the lounge is perfect for dining or home office. The kitchen in this property offers generous storage and workspace, as well as sufficient room for a large dining table. The room features a range of wall and base-mounted units and includes an integrated gas hob, oven, and grill, catering to those who enjoy cooking and entertaining.

Additionally, there is ample space to accommodate a free-standing washing machine and fridge-freezer. The double bedroom is generously proportioned and has a large window, creating a bright and relaxing space. The galley style shower room, comprises of a shower cubicle with mixer shower, wash basin and W.C. The apartment also benefits from gas central heating and double glazing throughout, providing all rooms with a lovely warmth all year round.

This charming property is situated within the heart of the popular Old Kilpatrick area. The village of Old Kilpatrick is nestled on the banks of the River Clyde and close to the Erskine Bridge. It's known for its Roman heritage, scenic landscapes, and strong community spirit. The area offers a variety of shops, restaurants, bars and amenities making this a perfect base for purchasers.

In terms of transportation, Old Kilpatrick is well-connected to Glasgow and other nearby towns and cities. The village has several bus and train routes that provide regular service to Glasgow and other parts of Scotland, and is located close to the M8 motorway, which connects the village to other parts of Scotland and beyond. For those interested in cycling, the village is also situated on the National Cycle Network Route 7, which provides access to some of Scotland's most scenic landscapes.

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.

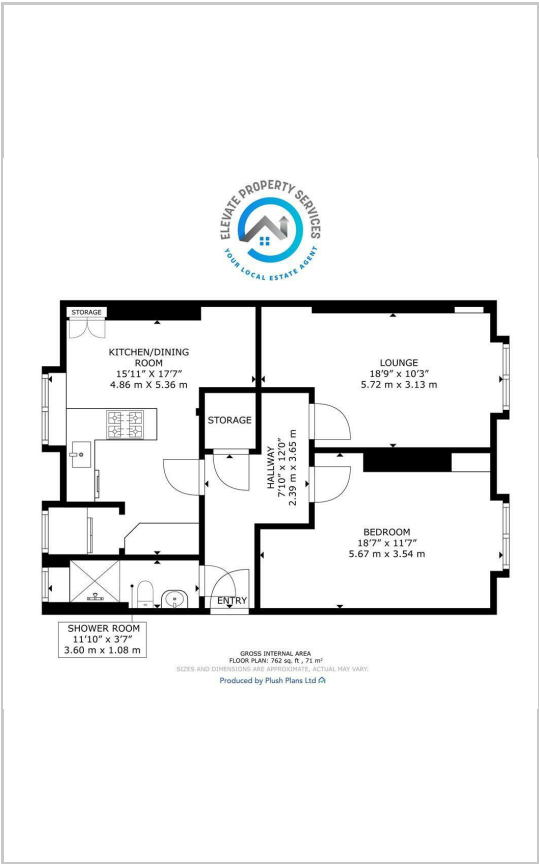
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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

