



42 Bute Crescent, Old Kilpatrick, G60 5AW

Offers over £209,995



Elevate Property Services are delighted to present this extended TWO bedroom semi-detached property to market. Located within the highly sought-after Western Isles development in Old Kilpatrick, this splendid property is sure to prove popular with a wide range of buyers. Early viewing is therefore recommended for all interested parties.



Further Information

Welcome to Bute Crescent, set within a quiet cul-de-sac in the friendly Western Isles development in Old Kilpatrick and enjoying scenic views overlooking nearby green space. This splendid two bedroom semi-detached home has been beautifully extended and decorated throughout and is presented to the market in walk-in condition.

To the front of the property there is a two-car driveway along with a spacious garage which can be accessed from either the front or rear of the property. Entry to the home is via a modern composite door leading to a welcoming reception porch, with a convenient ground floor W.C. positioned just off this space.

The bright and spacious lounge features a stunning focal-point fireplace and large windows which flood the room with natural light. A useful storage cupboard is also located beneath the staircase and accessed from the lounge. Positioned to the rear of the property is the modern fitted kitchen, which offers an array of wall and base-mounted units paired with complementary worktops, creating excellent storage and workspace. The kitchen benefits from an integrated gas hob, oven and extractor fan, with additional space available for freestanding appliances including a washing machine and fridge-freezer. The property further benefits from an additional sitting room to the rear, beautifully decorated and enhanced by a skylight which fills the space with natural light. This versatile room provides a wonderful sociable space, ideal for dining, relaxing or entertaining guests.

On the upper level there are two well-proportioned bedrooms, both of which benefit from excellent fitted storage. Completing the accommodation is a stylish family shower room comprising of a shower cubicle with rainfall shower, vanity unit and W.C. Additional storage is available via a substantial cupboard accessed from the bathroom, as well as within the attic space.

The fully enclosed rear garden can be accessed via French doors from the sitting room, leading onto a paved patio area. The sun-trap garden further benefits from an artificial lawn, providing a safe, low-maintenance outdoor space ideal for children and pets alike.

Ideally situated within a short distance of highly sought after primary and secondary schooling, this property will particularly appeal to families with children of various ages. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City and Loch Lomond area, the location is ideal.

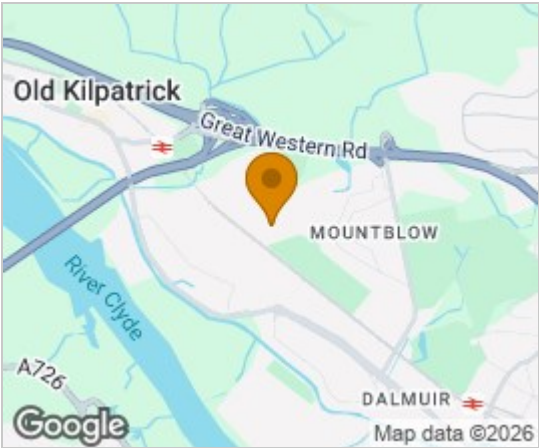
We would highly recommend an early viewing before it’s too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

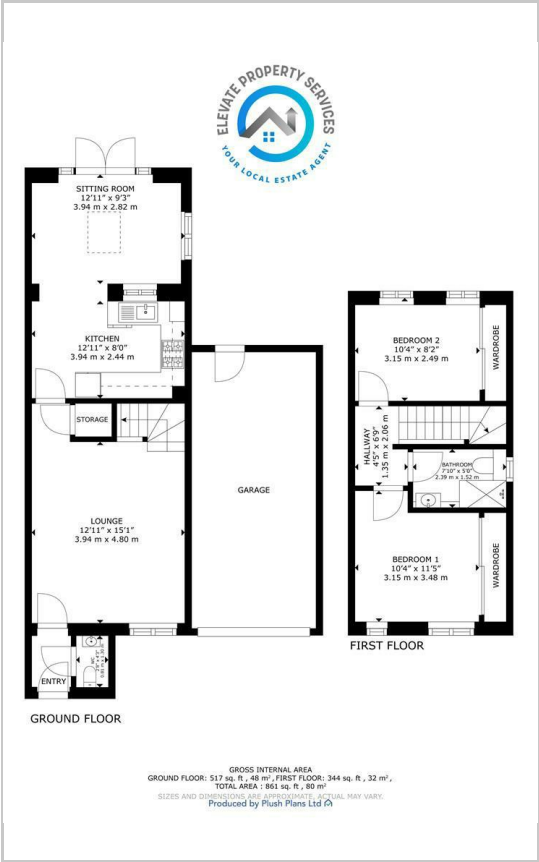
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Area Map



Floor Plans



Energy Efficiency Graph

