

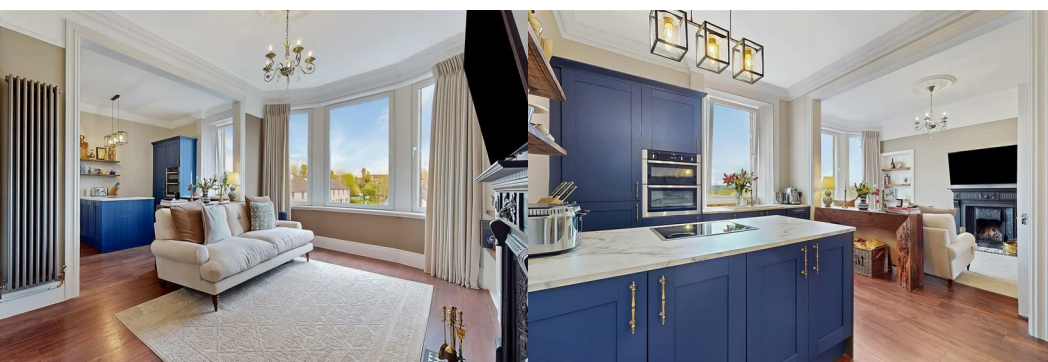


9 Stuart Street, Old Kilpatrick, G60 5HA

Offers over £124,995



****CLOSING DATE FOR FINAL OFFERS - THURSDAY 7/5 @ 12.00PM**** Elevate Property Services are delighted to present this seldom available TWO bedroom top floor flat to market. Located within the highly sought after Old Kilpatrick area, this spacious property is sure to appeal to a variety of purchasers. Early viewing is therefore highly recommended to avoid disappointment!



Further Information

Externally, the property benefits from ample on-street parking and well-maintained communal gardens to the rear, which include a drying green. The communal building is well-maintained with this property itself positioned on the top floor. This traditional home has been thoughtfully upgraded while retaining original period features. Upon entering, you are welcomed by a bright and inviting reception hallway, enhanced by high ceilings and stylish panelling, setting the tone for the rest of the home.

The spacious open-plan lounge is flooded with natural light from a large bay window, offering a pleasant outlook. Generously proportioned, the room features an impressive original fireplace, decorative coving, and a ceiling rose all finished to a high standard with excellent attention to detail. This is an ideal space for both relaxing and entertaining, flowing seamlessly into the kitchen. The stylish kitchen has been carefully designed with a range of wall and base units, complemented by solid worktops. The kitchen further benefits from a selection of quality integrated appliances, including an eye-level oven/grill, electric hob, fridge/freezer, and dishwasher. A charming dining nook enhances the space, making it perfect for hosting.

The spacious main bedroom has been tastefully designed and features a large window, allowing for an abundance of natural light. The second bedroom benefits from additional built-in storage making it a practical and versatile space.

The stylish family bathroom is beautifully finished, featuring subway tiling complemented by striking wallpaper. It comprises a shower over bath, vanity unit and W.C. Just off the bathroom, there is a well-positioned utility/laundry area offering ample space for a washing machine, enhancing everyday practicality and convenience.

Perfectly situated within a short distance of highly sought after primary schooling and with good transport links to secondary schooling, this property will also appeal to families with children of various ages. Ideally situated close to the Forth and Clyde Canal, this scenic area is popular with cyclists and walkers along the canal banks. Also, within close proximity to the popular Kilpatrick Hills and The Saltings Nature Reserve. Local shops, bars and restaurants are also within a short walking distance. With excellent transport links towards Loch Lomond and Glasgow City Centre, the location truly 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 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.

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

