217 Dumbarton Road, Old Kilpatrick, G60 5NB

Offers over £124,995

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CLOSING DATE FOR FINAL OFFERS - TUESDAY 9/6 @ 12.00PM Elevate Property Services are delighted to present this spacious two bedroom upper cottage flat to market. Situated within the highly sought-after area of Old Kilpatrick, this beautifully maintained property is presented in true walk-in condition and is sure to appeal to a wide range of purchasers including first-time buyers, downsizers and families alike. Early viewing is therefore highly recommended to fully appreciate the accommodation on offer.

Further Information

Externally, the property benefits from ample on-street parking, with entry via a private side door leading into a bright and welcoming hallway with a staircase leading to the upper accommodation.

The upper hallway provides access to all apartments within the property and leads firstly into the generous lounge. This beautifully presented room benefits from a large feature window overlooking the rear of the property, allowing an abundance of natural light to flood the space and create a warm and inviting atmosphere.

Positioned to the side of the lounge, the modern fitted kitchen is generous in size and has been finished to an excellent standard throughout. The kitchen boasts a range of wall and floor units providing ample storage and workspace. Integrated appliances include an oven, gas hob, extractor hood and dishwasher, while additional space is available for freestanding appliances including a washing machine and fridge/freezer. The kitchen further benefits from pleasant views over the rear garden.

The property offers two well-proportioned double bedrooms, both tastefully decorated in neutral tones throughout, with both additionally benefitting from built-in storage facilities.
Completing the accommodation is a stylish shower room comprising of a shower cubicle with rainfall shower, vanity sink unit and W.C., with additional storage further enhancing practicality.

Externally, the south facing rear garden is generous in size and has been designed with low maintenance in mind, creating the perfect outdoor space for relaxing, entertaining or family living during the warmer months.

Ideally situated directly next 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, as are highly sought after ELCCs and Primary Schools. With excellent transport links towards Loch Lomond and Glasgow City Centre, the location truly is ideal.

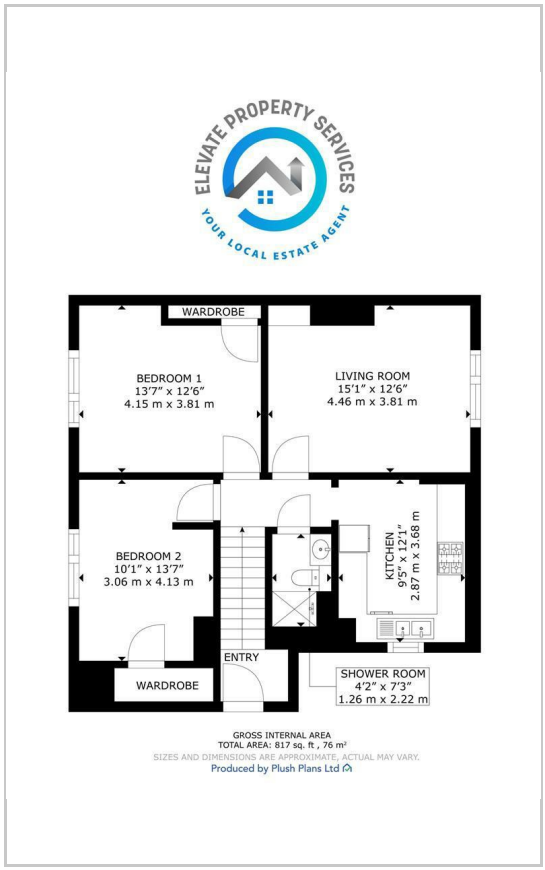
We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

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

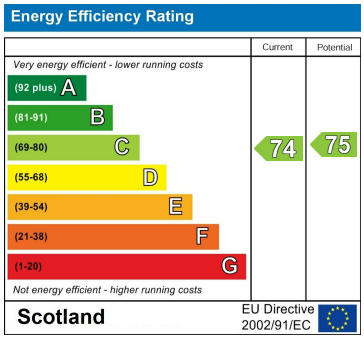
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

Area Map

Floor Plans



Energy Efficiency Graph



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