# 12 Dalnottar Hill Road, Old Kilpatrick, G60 5DS

## Offers over £289,995

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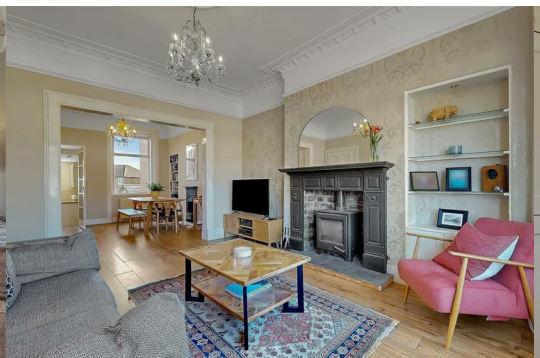
**CLOSING DATE FOR FINAL OFFERS - TUESDAY 2ND JUNE @ 12.00PM** Elevate Property Services are delighted to present this stunning three bedroom mid-terrace property to market. Situated within one of Old Kilpatrick's most sought after locations, this traditional sandstone home is offered in true walk-in condition. Early viewing is highly recommended to fully appreciate the level of accommodation on offer as this splendid property is not expected to be available for long.



## Further Information

To the front, the property benefits from ample on-street parking alongside a low-maintenance lawn garden. Entry is via a welcoming reception porch with storm doors leading into the hallway, which immediately sets the tone for this impressive home. Having been tastefully modernised whilst retaining many traditional features and with west facing views towards the River Clyde and Kilpatrick Hills, this stunning home is sure to appeal to a wide range of purchasers.

The generously proportioned lounge is neutrally decorated and further enhanced by a log burner and large bay window formation, allowing an abundance of natural light to flood the room and create a warm and inviting setting.

Positioned to the rear of the lounge, the dining area is bright and spacious, flowing seamlessly from the lounge in an open-plan layout, ideal for both everyday living and entertaining. Just off the dining room, the modern fitted kitchen offers an array of wall and base units paired with complementary worktops, providing excellent storage and workspace. Integrated appliances include a gas hob, oven, dishwasher and fridge-freezer. The kitchen also provides direct access to the rear garden for added convenience.

On the mid-landing, the property features a sizeable family bathroom comprising of a shower over bath, wash-hand basin, W.C and excellent fitted storage.

Continuing to the upper level, the property boasts two well-proportioned double bedrooms, both neutrally decorated and benefiting from large windows which allow for excellent natural light. A further single bedroom is available, currently utilised as a home office, this space would also be suitable for a variety of uses such as a nursery or additional storage.

Externally, the fully enclosed rear garden has been designed with ease of maintenance in mind, providing a safe and secure environment for children and pets, as well as an ideal space for relaxing, socialising and enjoying the warmer months. A garage/outbuilding is available to the rear of the property providing excellent additional storage.

Perfectly situated within a short distance of highly sought after primary schooling and with good transport links to secondary schooling, this property will particularly 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.

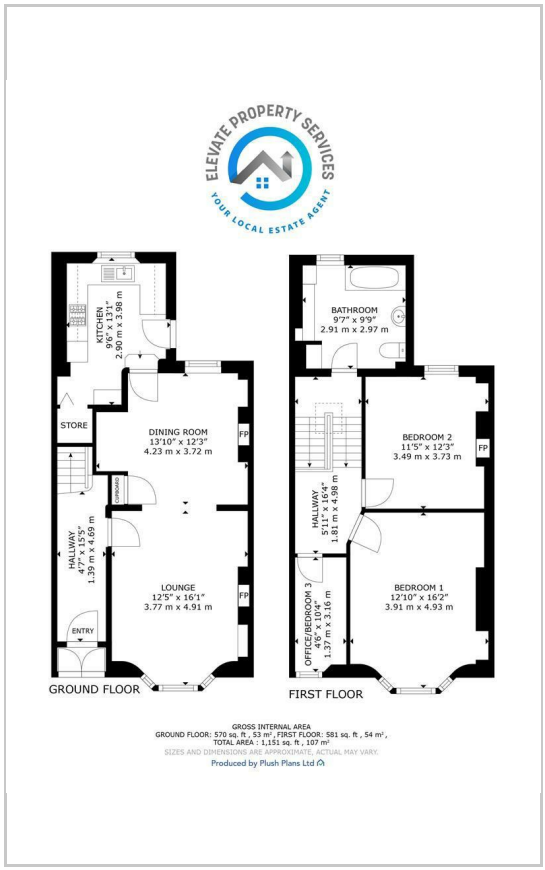
We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

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

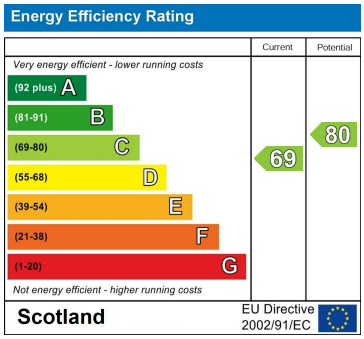
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## Area Map

## Floor Plans




## Energy Efficiency Graph

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