

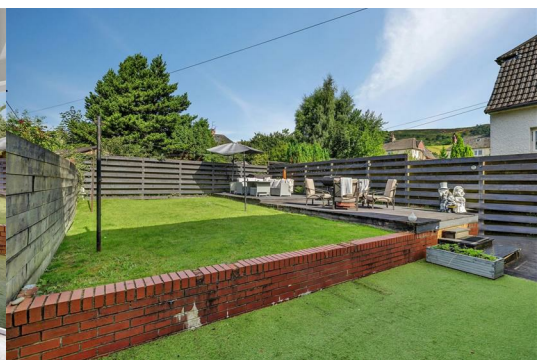


16 Gavinburn Place, Old Kilpatrick, G60 5JP

Offers over £219,995



Elevate Property Services are delighted to present this impressive three-bedroom semi-detached villa to market. Situated within the ever-popular village of Old Kilpatrick, this rarely available, well-maintained home provides spacious, well-balanced accommodation throughout. Sure to appeal to families, first-time buyers and a variety of purchasers alike, early viewing is highly recommended for all interested parties!



Further Information

To the front, the property enjoys a private driveway providing convenient off-street parking, together with an attractive, low-maintenance lawn garden. Entry is via a welcoming reception hallway providing access to the principal accommodation.

The bright and spacious lounge is enhanced by large windows, allowing natural light to flood the room and creating a warm, inviting atmosphere. Positioned to the rear of the lounge, the contemporary fitted kitchen features an excellent range of wall and base units, complemented by sleek worktops. Integrated appliances include an electric hob and dual eye-level ovens, while additional space is available for freestanding appliances. French doors provide direct access to the rear garden, adding to the practicality of this well-designed space. Completing the ground floor is a stylish family bathroom comprising a bath with shower over, vanity unit incorporating a wash-hand basin, and a W.C.

On the upper level are three well-sized bedrooms, the principal bedroom benefiting from fitted storage, while all rooms enjoy excellent natural light. Additional storage is available within the attic.

Externally, the generous rear garden and the additional side garden is a particular feature of the home. Predominantly laid to lawn with a decked seating area, it provides an ideal setting for outdoor dining, entertaining or simply relaxing 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.

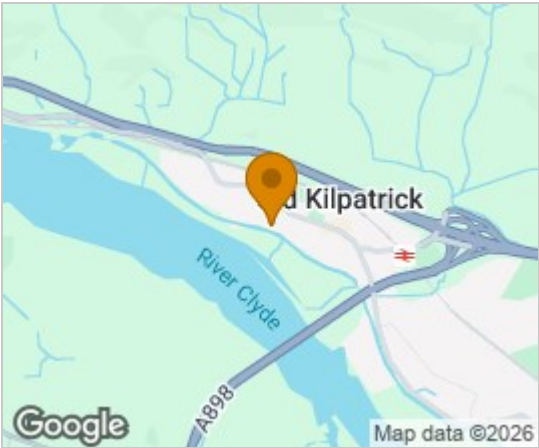
We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

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.

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

