



63 Oronsay Crescent, Old Kilpatrick  
**Offers Over £189,000**  
3 BED SEMI-DETACHED HOUSE



 **McHugh**  
Estate Agents



## Features

3 Bedrooms

Delightful family accommodation

Sought after location

Bay window lounge

Suntrap Gardens

2 Car Driveway

Open outlooks

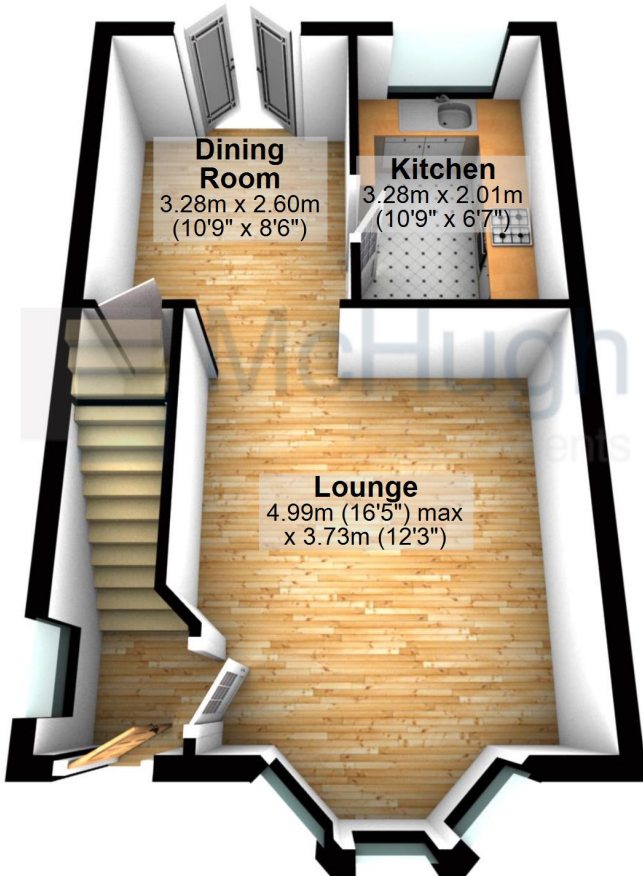
Planning consent for wrap-around extension



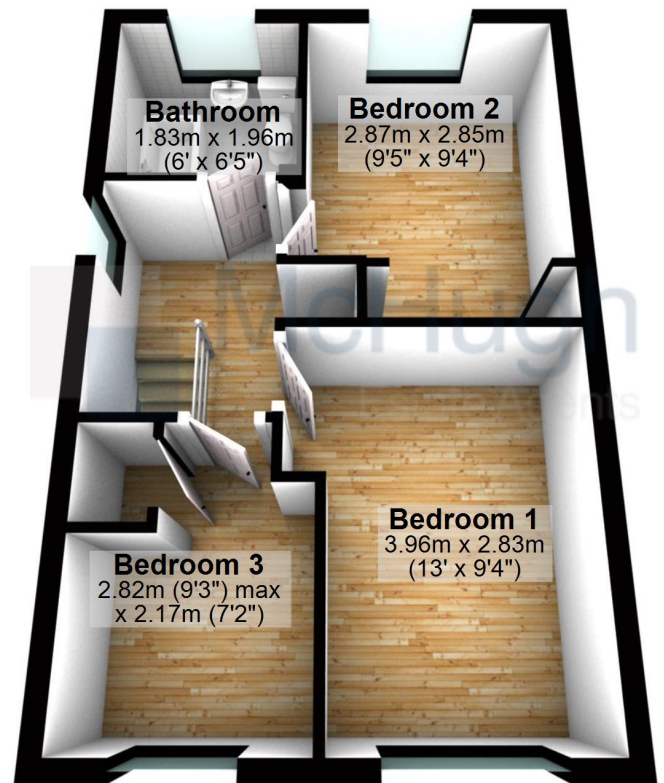
## 3 BED SEMI-DETACHED HOUSE

63 Oronsay Crescent, Old Kilpatrick

## Ground Floor



## First Floor



Total area: approx. 70.7 sq. metres (760.6 sq. feet)

This floorplan has been created for guidance purposes only.  
Plan produced using PlanUp.

# 63 Oronsay Crescent, Old Kilpatrick

Set in a family friendly crescent within the highly sought after Western Isles development, this delightful three bedroom semi detached villa is presented in excellent condition and will appeal to a wide variety of buyers.

The attractive property is flooded with natural light, freshly decorated and comes with plans and consents (approved 2022) for a wrap around extension (further details are available).

## Accommodation

A wood-grain effect upvc entrance door accesses the naturally bright hallway. Off the hall, the elegant lounge has a bay window to the front with elevated outlooks along the crescent. An archway leads to the family dining room which has a large inbuilt cupboard (stairwell) and twin French doors to the fully enclosed garden. The fitted kitchen is finished in a white shaker and has an integrated double oven, a ceramic hob and outlooks over the rear garden.

On the upper floor, the bright landing provides access to all rooms. The tasteful main bedroom is located to the front, with elevated open outlooks to the South. Bedroom two is a well presented double room with recessed wardrobe storage and views to the Kilpatrick Hills. Bedroom three is well proportioned single room with inbuilt storage and is currently used as a stylish home office. The fully-tiled bathroom has a white three piece suite and an over-bath mixer shower. There is a storage cupboard on the landing and ceiling hatch with a pull-down ladder to the partially floored loft storage space.

## Heating and Windows

The subjects benefit from modern double glazing and gas central heating.

## Gardens

There is an open lawned garden to the front of the property with a two car monoblock driveway to the side. To the rear, the fully enclosed suntrap garden is well proportioned and features two decked patios and a gently sloping lawn. There is a timber storage hut in situ.

## Location

Oronsay Crescent is conveniently positioned within walking distance of shops, primary schooling, bus and main line rail transport. Clydebank shopping/leisure complex is only a short drive away. The A82 Great Western Road can be accessed in minutes, providing quick road links to Glasgow, Dumbarton, Erskine Bridge and M8 Motorway.

SAT NAV - G60 5NN

## Dimensions

Lounge - 16'5 x 12'3

Dining Room - 10'9 x 8'6

Kitchen - 10'9 x 6'7

Bedroom 1 - 13'0 x 9'4

Bedroom 2 - 9'5 x 9'4

Bedroom 3 - 9'3 x 7'2

Bathroom - 6'0 x 6'5

Energy Rating - Band tbc



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

**McHugh Estate Agents**  
576 Kilbowie Road  
Hardgate Cross  
Clydebank  
G81 6QU  
01389 879941  
[info@mchughestateagents.co.uk](mailto:info@mchughestateagents.co.uk)