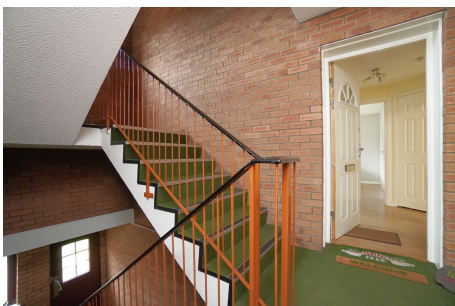




3D Glebe Court, Old Kilpatrick
Offers Over £95,000

2 BED FLAT



 **McHugh**
Estate Agents



Features

2 Bedrooms

First Floor Position

Residents Car Park (Allocated Bay)

Modern UPVC Double Glazing

Upgraded gas central heating

Well maintained development

Walking distance to Gavinburn Primary

5 min walk to train station

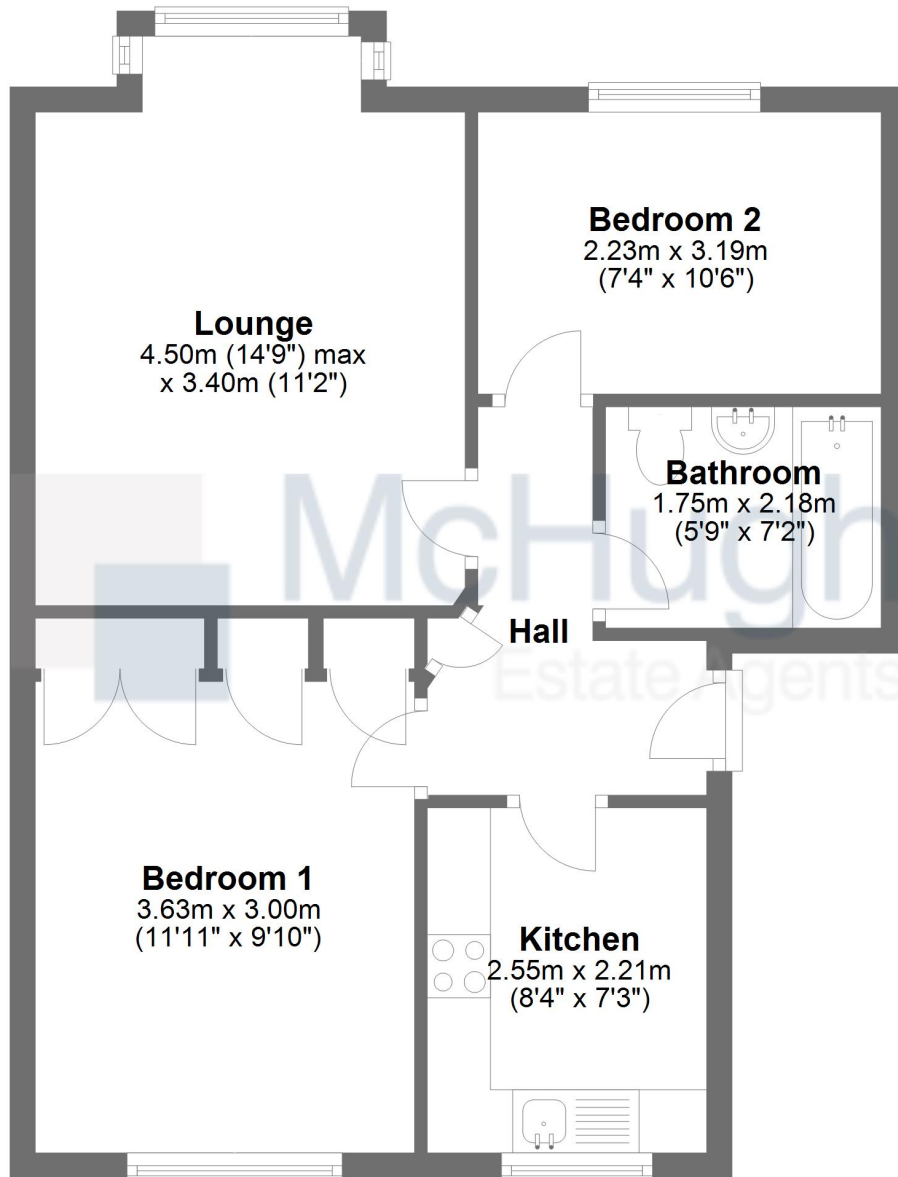
Village centre location



2 BED FLAT

3D Glebe Court, Old Kilpatrick

Floor Plan



Total area: approx. 49.2 sq. metres (530.0 sq. feet)

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

3D Glebe Court, Old Kilpatrick

Set in a highly regarded, modern development in the centre of Old Kilpatrick village, this tastefully presented 2 bedroom 1st floor flat provides attractively priced accommodation within easy reach of all local amenities.

Within recent years the vendors have installed a new central heating boiler and woodgrain effect upvc double glazing.

Accommodation

A paved pathway leads to the rear of the building where a secure entrance door opens to the well presented communal hallway. A carpeted stairway leads to the first floor landing. The accommodation itself provides a welcoming hallway which has inbuilt storage cupboard and leads to all rooms. The box-bay windowed lounge has space for a range of living room furniture and bay window provides space for a dining area and offers lovely views to the Kilpatrick Hills. The kitchen is fitted with light Maple units and has elevated outlooks over the rear gardens. Bedroom 1 is a bright and well proportioned room with views to the rear and a wall of inbuilt storage. Bedroom 2 is a well presented room with outlooks to the front. The bathroom is fitted with a white 3 piece suite and is tiled on the splashback areas.

Gardens

There are well tended communal grounds, which include paved pathways, a lawn drying green and a private, residents' car park. The allocated bay for this property is No. 7.

Location

Glebe Court is a modern development situated in the heart of Old Kilpatrick village. Shops, primary schooling, bus and train services are all within walking distance. The Forth and Clyde Canal is close by and is a popular exercise route for walkers and cyclists, as are The Saltings Nature Reserve and Kilpatrick Hills.

Sat Nav ref - G50 5JY

Dimensions

Lounge
4.50m x 3.40m

Kitchen
2.55m x 2.21m

Bedroom 1
3.63m x 3.00m

Bedroom 2
2.23m x 3.19m

Shower Room
1.75m x 2.18m



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.

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