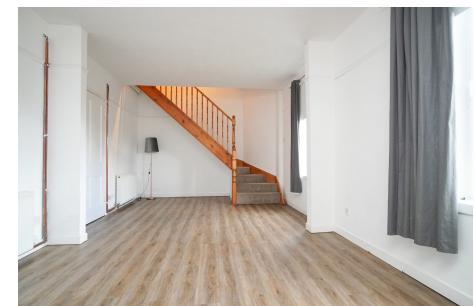
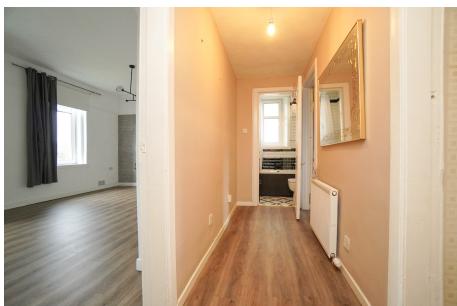




4 Dalnottar Terrace, Old Kilpatrick  
**Offers Over £125,000**

2 BED FLAT





## Features

2 Double Bedrooms

Accommodation set over 2 floors

Ensuite Shower Room

Modern Bathroom

Elevated Views

Quiet location in the heart of the village

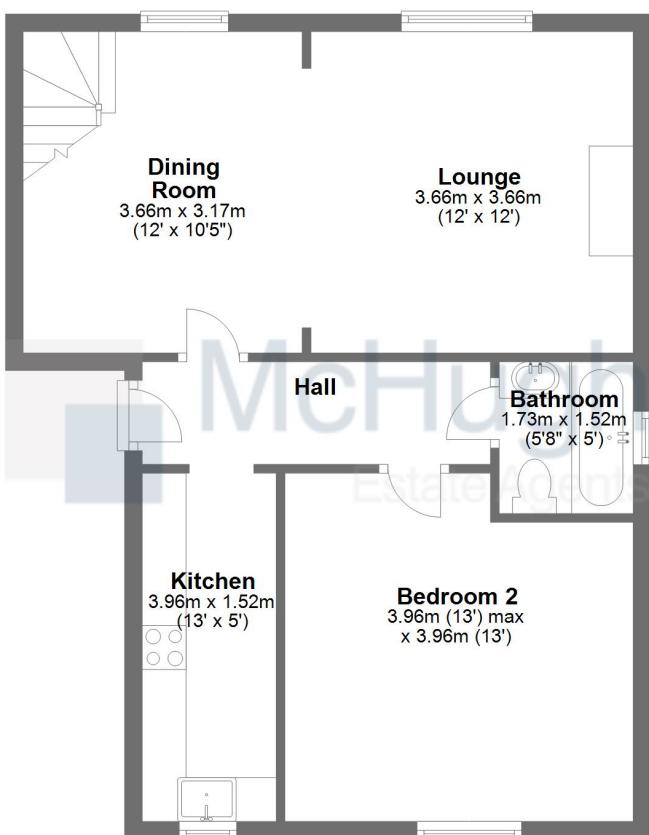
Private rear garden



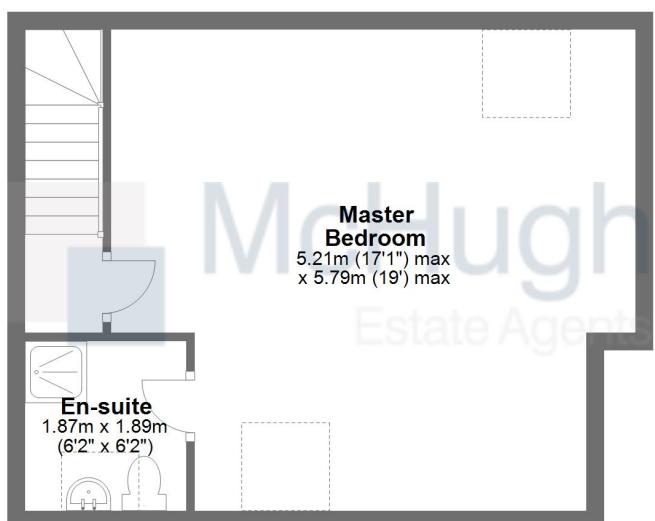
**2 BED FLAT**

4 Dalnottar Terrace, Old Kilpatrick

## Main Floor



## Upper Floor



Total area: approx. 92.8 sq. metres (999.4 sq. feet)

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

# 4 Dalnottar Terrace, Old Kilpatrick

Enjoying an idyllic location, tucked away in a private road right in the heart of the village, this unique upper cottage flat is formed over two levels to provide spacious and luxurious accommodation.

Access to Dalnottar Terrace is via a secluded road just before the entrance to Lusset Glen. The road leads through delightful garden grounds to residents parking at the rear of the terrace. The communal hall and stairs provide access to each of the 4 properties in the building.

## Accommodation

The accommodation is set over two levels. On the main level, there is a central entrance hall. To the front, the naturally bright open-plan lounge and dining room has open elevated outlooks to the South. The fully equipped, integrated galley kitchen is finished in white gloss and has outlooks to the rear garden area. There is a large double bedroom, which has ample space for a range of furniture and also looks onto the garden. At the end of the hall, the modernised bathroom has been finished in contemporary styling and features 'metro' tiling, a designer sink unit and a 'tower' shower.

Stairs from the dining area lead to the upper floor where there is an exceptionally spacious master bedroom with two Velux windows and an ensuite shower room.

## Heating and Glazing

The flat benefits from gas central heating and upvc double glazing.

## Gardens

The private garden area is located off the parking area at the rear. The fully enclosed garden is laid with synthetic grass and timber decking for ease of maintenance.

## Location

Dalnottar Terrace is positioned just off Dumbarton Road in a most sought after location in the traditional Old Kilpatrick village and within walking distance of highly regarded schooling, local shops and eateries. Popular walking and cycling routes along the Forth & Clyde Canal and Kilpatrick hills are nearby. Kilpatrick train station and frequent bus services can be reached in minutes.

SAT NAV ref - G60 5DE

## Dimensions

Lounge - 3.66m x 3.66m

Dining Room - 3.66m x 3.17m

Kitchen - 3.96m x 1.52m

Master Bedroom - 5.21m x 5.79m

Ensuite Shower Room - 1.87m x 1.89m

Bedroom 2 - 3.96m x 3.96m

Bathroom - 1.73m x 1.52m



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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