



5 Kirk Crescent, Old Kilpatrick
Offers Over £175,000
2 BED SEMI-DETACHED HOUSE



 **McHugh**
Estate Agents



Features

2 Double Bedrooms

Floored and lined attic

Single car garage

Porch and dining area extensions

Scenic hillside views

Lovely colourful gardens

Next to Gavinburn Primary School

10 minutes from train station

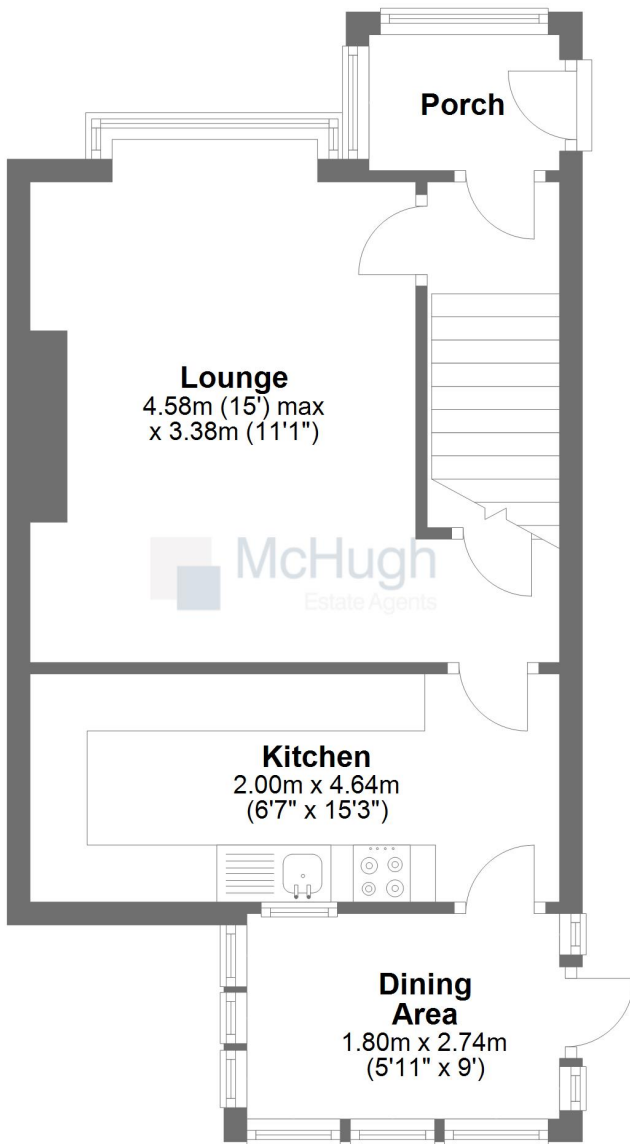
Handy for bus services and shops



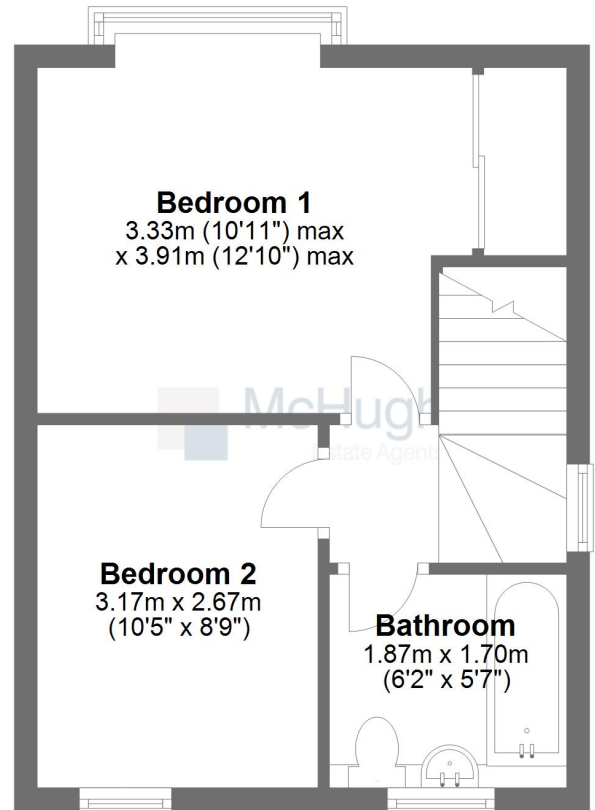
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5 Kirk Crescent, Old Kilpatrick

Ground Floor



First Floor



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

5 Kirk Crescent, Old Kilpatrick

This delightful 2 bedroom semi-detached villa is set in a rarely available crescent within the popular Clydeside village of Old Kilpatrick and enjoys scenic views of rolling hillside to the rear. The property has been the family home of our clients for almost 40 years and has been exceptionally well maintained throughout.

Accommodation

A front entrance porch provides access to the property, where a hallway leads into the bright, box-bay window lounge. In a recess at the rear of the lounge is generous cupboard and a doorway which opens into the kitchen. The kitchen itself has a range of floor and wall mounted cabinets, a two seater breakfast bar and space for four under-counter appliances. In the extension at the rear, the family dining area enjoys views over the rear garden to The Kilpatrick Hills. A door to the side accesses the fully enclosed garden and the rear door to the garage.

On the upper floor, the main bedroom is to the front of the building and is flooded with light from the box bay window. The room has a range of fitted storage and large inbuilt mirror door wardrobes. Bedroom two also benefits from fitted storage and enjoys elevated views over the gardens to the hillside. The well presented bathroom has a coloured suite and an electric shower.

A ceiling hatch in the landing accesses the floored and lined loft storage space.

Windows and Heating

The property benefits from double glazing and gas central heating system (Worcester Greenstar boiler approx. 5 yrs old).

Gardens

A paved driveway leads to the single car garage and front door to the property. Adjacent to the driveway is a lawn garden with neat hedging on the border. The single car garage has power and light and is accessed via an 'up and over' door to the front or a door at the rear. The fully enclosed rear garden has a paved patio area, two recently re-sown lawn sections, established colourful foliage and a brick-built garden shed.

Location

Kirk Crescent is conveniently positioned within a short walk of the highly regarded Gavinburn Primary School and only a few minutes from local shops, cafe and bars. Scenic walks along the Forth & Clyde Canal are within easy reach, as are The Saltings Nature Reserve and Kilpatrick Hills. Kilpatrick train station is approximately 10 minutes walk.

Sat Nav - G60 5NJ

Dimensions

Entrance Porch - 1.19m x 1.67m

Lounge - 4.58m x 3.38m

Kitchen - 2.00m x 4.64m

Dining Room - 1.80m x 2.74m

Bedroom 1 - 3.33m x 3.91m

Bedroom 2 - 3.17m x 2.67m

Bathroom - 1.87m x 1.70m



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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