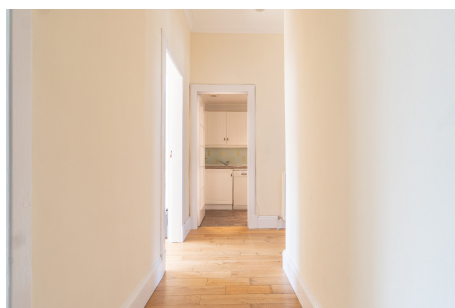
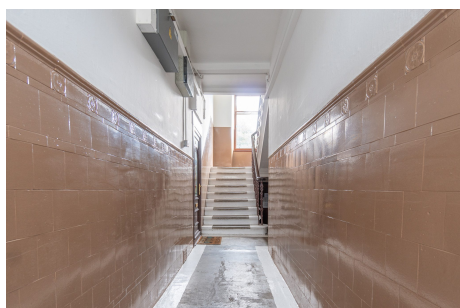




2/1 3 Gavinburn Place, Old Kilpatrick
Offers Over £77,000

1 BED FLAT



 **McHugh**
Estate Agents



Features

1 Bedroom

Spacious and naturally bright

Hillside outlooks

Well maintained communal areas

Gas CH and Modern Double Glazing

Attractive wooden flooring

Bay window lounge

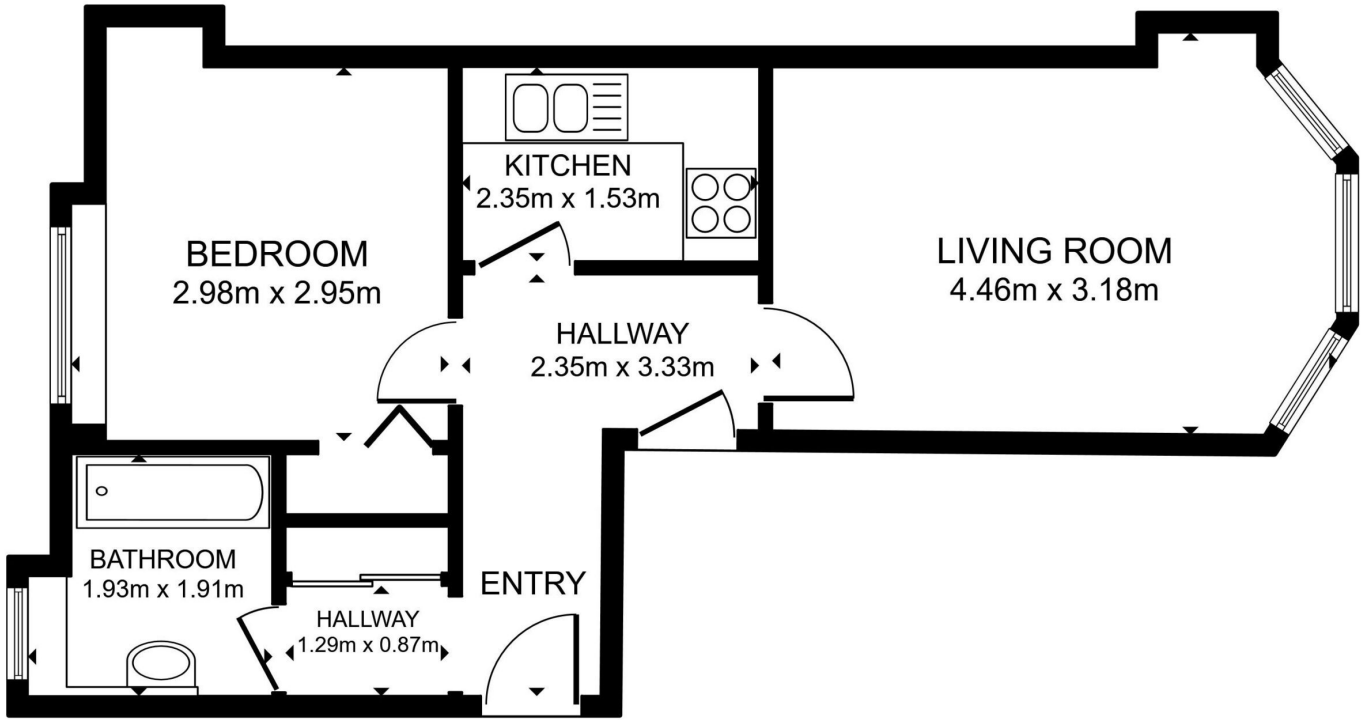
Handy for walks along the Forth & Clyde Canal

A great first time purchase



1 BED FLAT

2/1 3 Gavinburn Place, Old Kilpatrick



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 37.5 m²
TOTAL : 37.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

2/1 3 Gavinburn Place, Old Kilpatrick

Set within the ever popular Gavinburn Place, next to the banks of the Forth and Clyde Canal, this larger style one bedroom flat provides tastefully upgraded and well maintained accommodation perfect for first time buyers and discerning investors.

Accommodation

The secure entrance system accesses the attractive, well maintained communal hall and stairs where the entrance to the flat is on the top floor. The immediately impressive and spacious hallway provides access to all rooms. The bright lounge has a bay window to the front with hillside views and space for a range of furniture. The well presented kitchen is finished in white country-style units with contrasting worktops and has an integrated electric oven and gas hob. The large double room has a deep inbuilt wardrobe and twin windows formation over looking the rear courtyard gardens. The well proportioned, tiled bathroom is fitted with a white Villeroy & Boch three piece suite.

Heating and Glazing

The property has upvc double glazing and has a gas central heating system.

Gardens

At the rear of the property there are well laid out communal lawned gardens/drying greens.

Location

3 Gavinburn Place is located between Dumbarton Road and Portpatrick Road near the banks of the Forth and Clyde Canal and conveniently positioned for canal walks, The Saltings Nature Reserve and Kilpatrick Hills. The highly regarded Gavinburn Primary School is only 5 minutes walk as are local shops, cafe and bars. Kilpatrick train station is approximately 15 minutes walk.

Sat Nav - 3 Gavinburn Place G60 5JP

Dimensions

Lounge
4.46m x 3.18m

Kitchen
2.35m x 1.53m

Bedroom
2.98m x 2.95m

Bathroom
1.93m x 1.91m



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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