



6 Stuart Avenue, Old Kilpatrick  
**Offers Over £99,995**

2 BED FLAT



 **McHugh**  
Estate Agents





## Features

2 Double Bedrooms

Upper cottage flat

Brand new Bathroom

Freshly decorated throughout

New carpets

Large South facing garden

Quiet cul-de-sac setting

10 mins walk to Kilpatrick train station

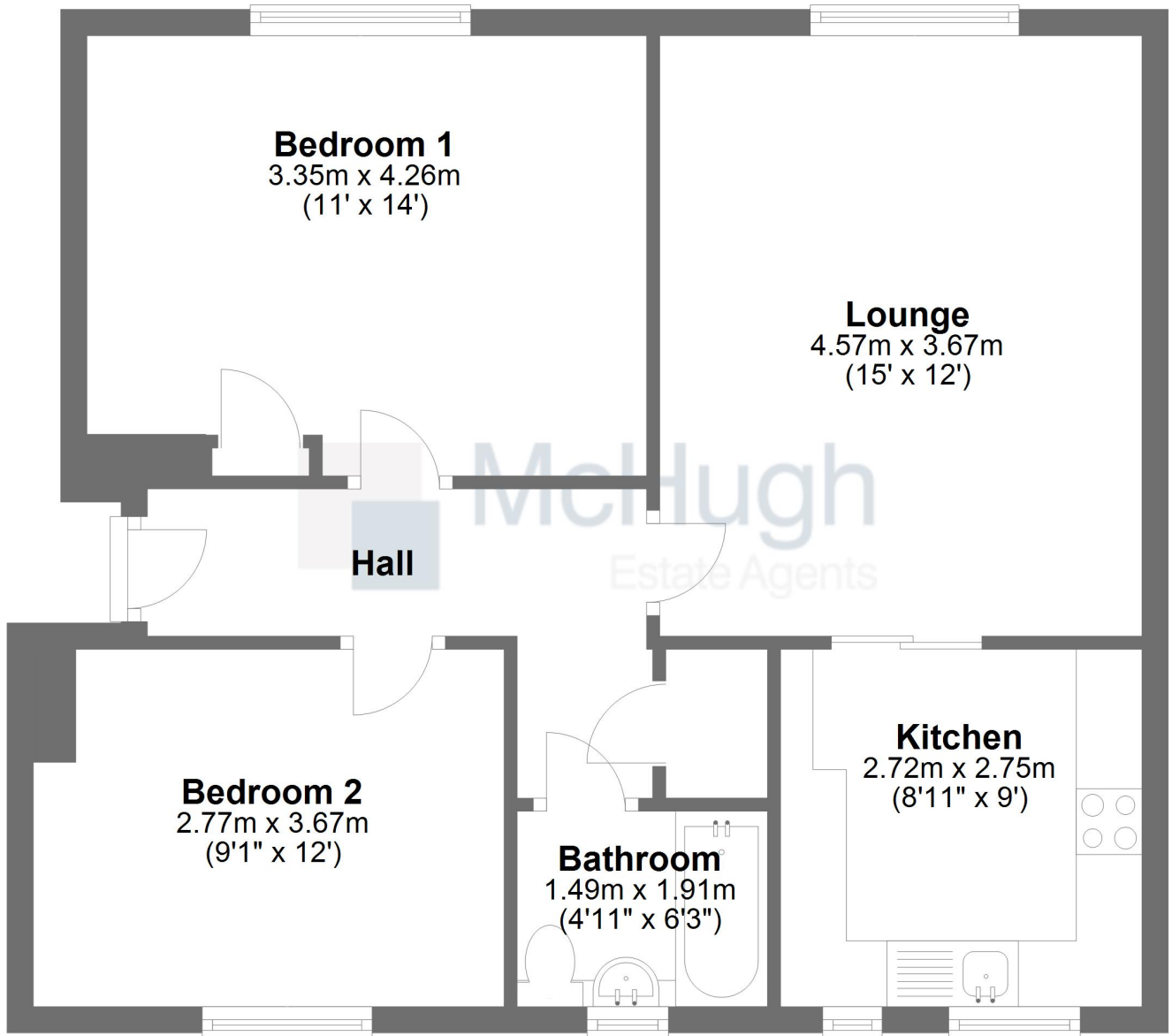
Presented in immaculate condition



## 2 BED FLAT

6 Stuart Avenue, Old Kilpatrick

# Floor Plan



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

# 6 Stuart Avenue, Old Kilpatrick

This immaculate, newly decorated upper cottage flat is situated in a quiet Old Kilpatrick cul-de-sac and provides attractively priced accommodation in move-in condition.

Within recent months, a new bathroom has been installed, the property has been painted throughout and sumptuous new carpets have been laid.

## Accommodation

The front door opens into an attractive, central hallway which accesses the main apartments. At the end of the hall, there is a spacious lounge with room for a range of furniture and a picture window to the front. Off the lounge, the refitted shaker style kitchen has ample wall and floor units and two windows to the rear. There are two bright and well presented double bedrooms, each with space for wardrobes. The brand new bathroom is finished with wet wall panelling, a stylish sanitary suite and features a dual function mains mixer shower.

## Heating and Glazing

The tastefully presented property has full double glazing and gas central heating (combi boiler system).

## Gardens

The private South facing rear garden is enclosed by timber fencing and provides a generous lawn drying, a patio area and an attractive shrubbery section. The garden is a great family friendly area and offers huge potential for those looking to landscape further.

## Location

6 Stuart Avenue forms part of a small cul-de-sac just off Stuart Street in the heart of Old Kilpatrick. It is located within a 10 minute walk of Gavinburn Primary School, Kilpatrick train station and a pleasant mix of shops, cafes and bars in the village. Road links to Glasgow, Loch Lomond, Greenock and M8 motorway are within easy reach.

SAT NAV ref - G60 5HB

## Dimensions

### Lounge

4.57m x 3.67m

### Kitchen

2.72m x 2.75m

### Bedroom 1

3.35m x 4.26m

### Bedroom 2

2.77m x 3.67m

### Bathroom

1.49m 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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