



Dumbarton Road, Old Kilpatrick  
**Offers Over £149,000**

4 BED FLAT



 **McHugh**  
Estate Agents





## Features

4 Bedroom Lower Cottage Flat

Superb, long term accommodation

Directly opposite Gavinburn Primary

Superb Bathroom

Delightful kitchen with integrated appliances

Upgraded heating and electrics

Landscaped South facing rear garden

Walking distance to train station

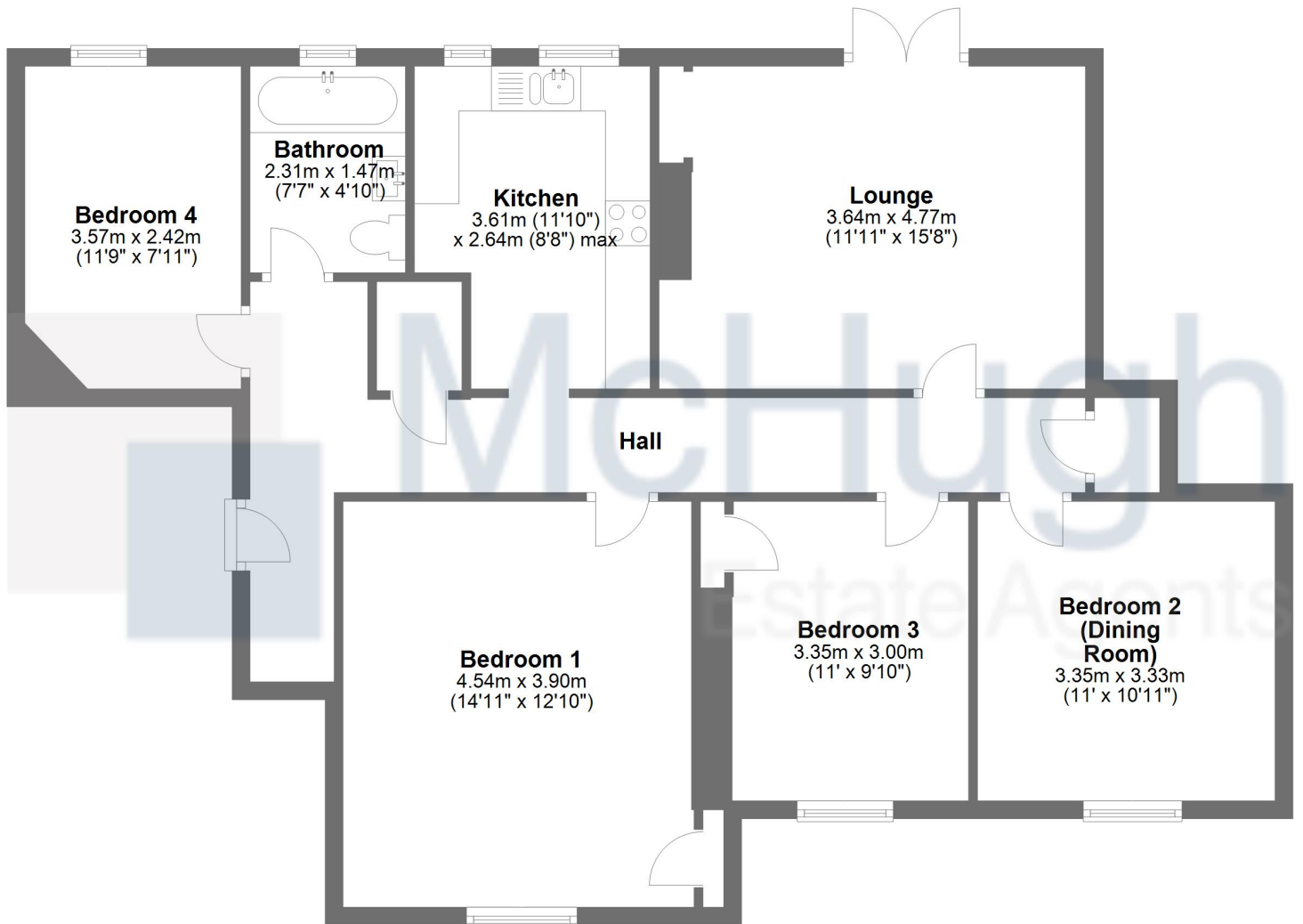
A fabulous family home!



## 4 BED FLAT

Dumbarton Road, Old Kilpatrick

## Floor Plan



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

# Dumbarton Road, Old Kilpatrick

This exceptional 4 bedroom lower cottage flat is located opposite the highly regarded Gavinburn Primary School and offers extremely spacious family accommodation in move-in condition.

Within the past 10 years this very special property has been re-wired, had a new kitchen and bathroom installed and the South-facing rear garden has been extensively landscaped.

## Accommodation

A side door accesses the immediately impressive central hallway, from which all rooms are accessed. The tasteful lounge has a focal-point fireplace and twin French doors to the fully enclosed South facing rear garden. The delightful kitchen is fitted with cream shaker units, splashback tiling and is flooded with natural light. The integrated appliances include an electric oven, gas hob, dishwasher and a washing machine.

Bedroom 1 is an exceptionally generous room with ample room for additional furniture and freestanding wardrobes. There are 3 further well presented double bedrooms (bedroom 2 is currently used as a dining room). The superb bathroom has been installed to a very high standard and features a ceiling mounted 'rainfall' shower, recessed plumbing, premium Hansgrohe chrome fittings and integrated speakers.

## Windows and Doors

The property has UPVC double glazing and gas central heating (Vokera combi boiler).

## Gardens

There are two rear garden sections. To the front of the property, the fully enclosed garden has a neat lawn and a patio area which are enclosed by a low wall and established foliage. To the rear, the fabulous South facing garden is fully enclosed and has been landscaped to provide a timber deck patio, a level lawn and a neat paved pathway.

## Location

249 Dumbarton Road is located within the popular Clydeside village of Old Kilpatrick. The property is located within easy reach of the Forth and Clyde Canal and is conveniently positioned for canal walks, The Saltings Nature Reserve and Kilpatrick Hills. The highly regarded Gavinburn Primary School is just across the road and local shops, cafes and bars are within a short stroll. Kilpatrick train station is approximately 10 minutes walk.

SAT NAV ref - G60 5NQ

## Dimensions

Lounge - 3.67m x 4.77m

Kitchen - 3.61m x 2.64m

Bedroom 1 - 4.54m x 3.90m

Bedroom 2 - 3.35m x 3.33m

Bedroom 3 - 3.35m x 3.00m

Bedroom 4 - 3.57m x 2.42m

Bathroom - 2.31m x 1.47m





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.

### **McHugh Estate Agents**

576 Kilbowie Road  
Hardgate Cross  
Clydebank  
G81 6QU

01389 879941

[info@mchughestateagents.co.uk](mailto:info@mchughestateagents.co.uk)