



5 Erskine View, Old Kilpatrick
Offers Over £77,500

1 BED FLAT



 **McHugh**
Estate Agents



Features

Lower Cottage Flat

1 Bedroom

Recently modernised

Stylish Shower Room

Modern Kitchen

Located in the heart of the village

Handy for buses, trains and shops

Delightful cul-de-sac location

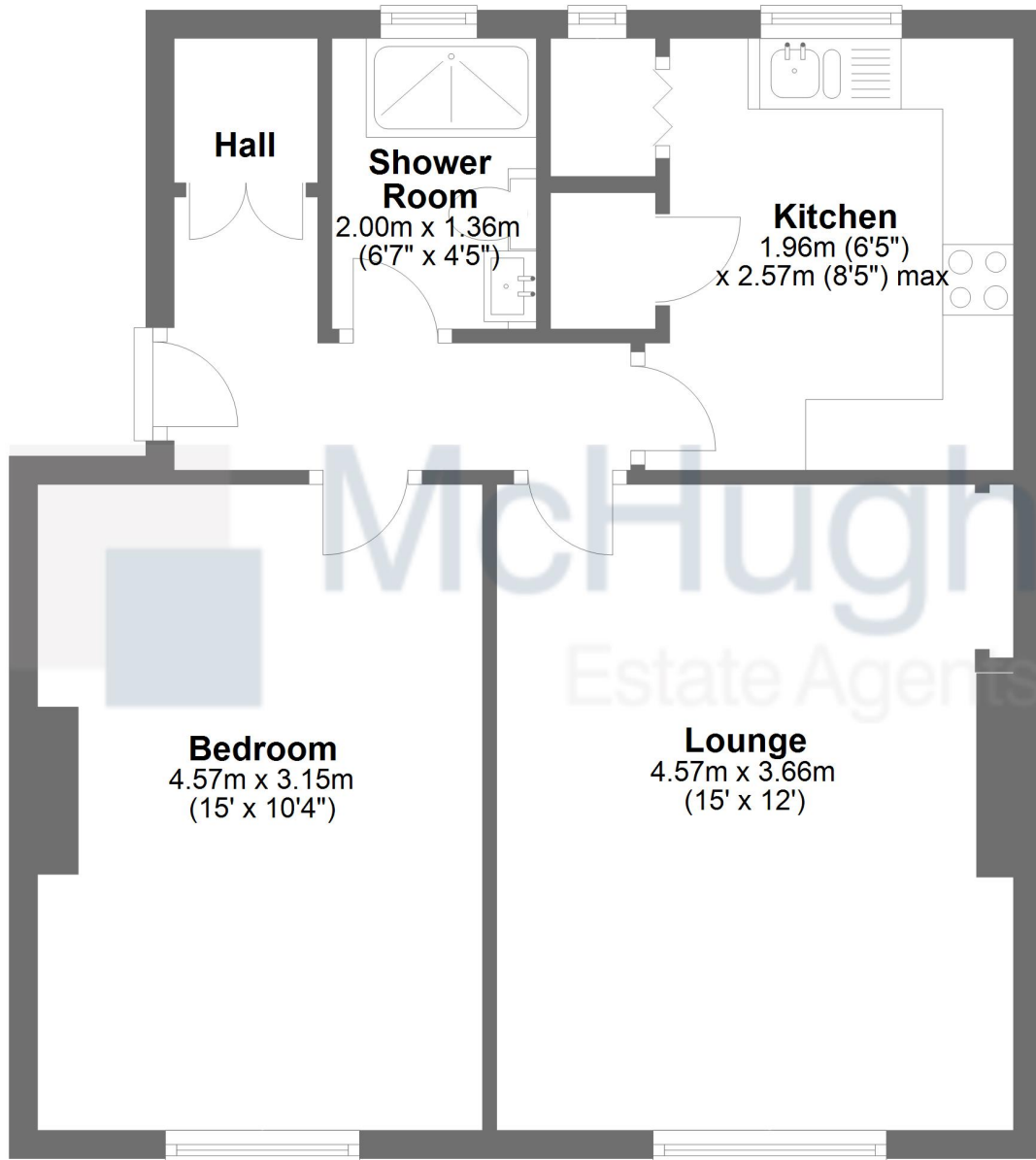
Absolute walk-in condition



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5 Erskine View, Old Kilpatrick

Floor Plan



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

5 Erskine View, Old Kilpatrick

Situated in a popular cul-de-sac in the heart of the village, this superb one bedroom cottage flat has been tastefully modernised and enjoys the lower floor position and will appeal to first-time buyers, downsizers and discerning investors.

The fabulous flat has recently been redecorated and fitted with new carpets.

Accommodation

The side door entry accesses the hallway which has deep inbuilt storage and provides access to all rooms. To the front of the property, the large lounge enjoys pleasant outlooks over the garden and has ample room for a dining area. The kitchen provides an impressive range of units which are finished in two-tone grey. Within the kitchen there are two large inbuilt cupboards. There is a large double bedroom which has space for additional furniture and outlooks to the front. The stylish shower room has a large, low-rise shower enclosure and a modern vanity suite.

Heating and Glazing

The property benefits from double glazing and gas fired central heating (combi boiler).

Location

5 Erskine View 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. The Forth & Clyde Canal is within easy reach and Kilpatrick train station is approximately 10 minutes walk.

Old Kilpatrick is well placed for quick access to the A82 Great Western Road, which links The Erskine Bridge, Glasgow, Loch Lomond and beyond.

SAT NAV ref - G60 5JF

Dimensions

Lounge
4.57m x 3.66m

Kitchen
1.96m x 2.57m

Bedroom
4.57m x 3.15m

Shower Room
2.00m x 1.36m



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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