



22 Islay Crescent Old Kilpatrick G60 5EW



DESCRIPTION

Exceptionally well presented and well proportioned end terraced villa situated within a sought after and desirable location. The freshly presented accommodation on the ground floor comprises: Spacious lounge, dining room, well appointed fitted kitchen with integrated gas hob, electric fan assisted oven, extractor hood and there is also a dishwasher. The upper floor comprises two double bedrooms, the master bedroom was formerly two bedrooms and the original third bedroom could be re-instated if desired, the second bedroom has double built-in wardrobes and a contemporary styled fully tiled shower room completes the accommodation. The attic is mainly floored and insulated and is accessed via a stow-away ladder. The subjects benefit from gas central heating with a quality combi boiler, full double glazing and easily maintained gardens which are enclosed to the rear. There is a well appointed brick built detached outhouse which is fully insulated and lined and plastered. The outhouse is divided into a utility area which is plumbed for an automatic washing machine and has space for a tumble dryer. The main area is currently utilised as a workshop with lighting, power supply, workbenches and storage cupboards, and additionally there are inset spotlights to the external u.p.v.c. soffits. There is an allocated parking space and ample visitors parking spaces to the side / rear of the property. Early internal viewing of this outstanding example is imperative to fully appreciate all that this lovely home has to offer.

The village of Old Kilpatrick enjoys a fantastic setting on the edge of the River Clyde with popular walks along the Forth and Clyde Canal. It offers a variety of local amenities including shops and bars and is very well connected to Glasgow via regular rail and bus links. Further excellent shopping facilities can be easily accessed in nearby Dumbarton and Clydebank. Main road connections are the A82 which puts Loch Lomond and the West of Scotland within easy reach. Erskine Bridge is only moments away. The popular Gavinburn Primary School is located within Old Kilpatrick.



Viewing:
by appointment with Caledonia Bureau

Date of entry: negotiable

Ref No: C1175





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