



17 Islay Drive Old Kilpatrick





17 Islay Drive  
Old Kilpatrick G60 5EP

Sought after, exceptionally well presented internally refurbished modern mid terraced villa situated within a desirable area. The freshly presented accommodation comprises: Spacious lounge with newly laid laminated flooring, newly re-fitted contemporary styled kitchen also with laminated flooring, integrated ceramic hob, fan assisted oven, extractor hood, automatic washing machine and fridge freezer. There are two double bedrooms with built-in mirrored door wardrobes and a fully tiled bathroom with over bath shower and screen completes the accommodation. The subjects benefit from newly installed gas central heating, full double glazing, easily maintained gardens which are enclosed to the rear, and allocated parking. Early internal viewing of this excellent example is essential.

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 Property  
**0333 241 3333**  
**EPC:** Band C  
**Ref No:** C1233





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