




McEwan Fraser Legal
Solicitors & Estate Agents
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251 Dumbarton Road
OLD KILPATRICK, GLASGOW, G60 5NQ

Bowling Basin, Bowling Harbour, Gavinburn Woodland, Titan Crane, Loch Lomond



The Area



The property is conveniently situated for Dumbarton and Clydebank, where one can find a whole host of local and High Street names, as well as excellent entertainment and recreational facilities. The property also lies within easy commuting distance of Glasgow, Paisley, Greenock, Faslane Naval Base and Coulpport. Public transport and rail links are also within easy commuting distance, as is primary and secondary schooling. Balloch Town Centre lies

only a short distance away where you can find the beautiful Balloch Marina, Balloch Country Park and Lomond Shores, the new retail and leisure development. Heading eastbound on the A82 will take you towards Clydebank and Glasgow City Centre, where further amenities can be found. Glasgow's International Airport and Braehead Shopping Centre can be easily achieved via the Erskine Bridge.



The Property

We are delighted to offer for sale this **FOUR** bedroom, first floor, upper cottage flat situated within the hugely popular location of 'Old Kilpatrick'. This property would be a super acquisition for either a first time or an elderly

buyer, given its superb spot, offering great commuting links as well as being within a short stroll to all local amenities. The flat has been well designed to maximise the natural available light to create a modern ambience,

and has been decorated throughout with a contemporary modern theme. Room dimensions are very generous and the accommodation has been arranged to offer flexibility and a high level of individuality.



Kitchen & Lounge



In more detail, the property comprises: a welcoming entrance hall, with stairs rising to the first floor landing with two storage cupboards. The larger of these could easily be converted into a small study zone. Access to the loft space is also gained from the landing. The space that exists within this zone would be ideal for conversion into additional living space (subject to obtaining the necessary planning consents). Immediately impressive lounge, with a picture window to the rear aspect, flooding the room with natural light and offering tremendous views over the surrounding area. The kitchen has been fitted to include a range of floor and wall mounted units with a complimentary worktop. It further benefits from space for a freestanding cooker, washing machine and an upright fridge/freezer.

There are four well proportioned, double

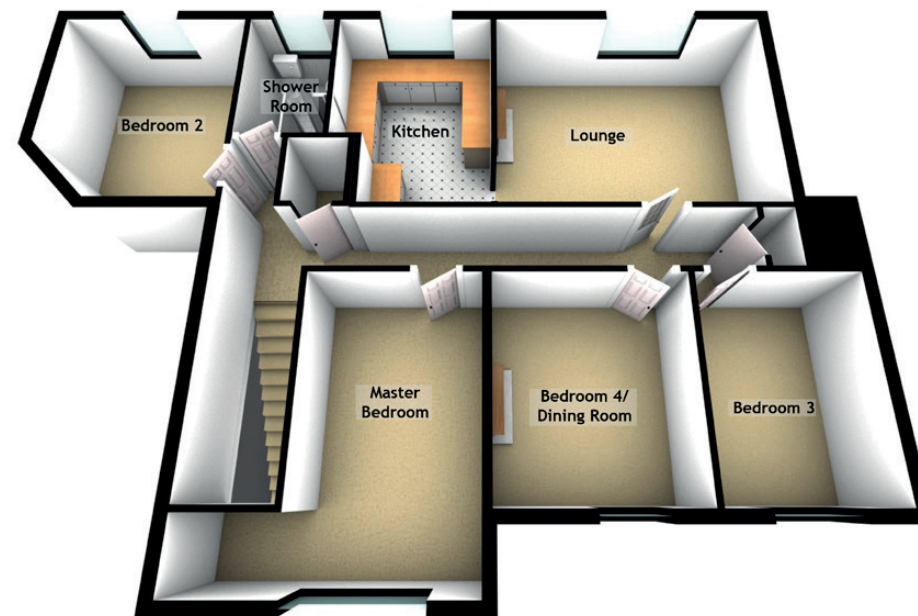
bedrooms, all of which have space for additional freestanding furniture if required. The master bedroom has a deep recess, which would be ideal for the installation of an en-suite shower (STPP). The fourth bedroom is a very adaptable room and could be used as anything you want it to be a hot office space, studio or a permanent bedroom. (It is currently being used as a very comfortable dining room). The fully tiled and re-fitted shower-room completes the impressive accommodation.

The flat also benefits from gas central heating, double-glazing throughout and a security entrance system for additional comfort and convenience.

Additionally, the flat benefits from an enclosed garden to the rear of the property with a garden shed provided. There is also a further section of private garden to the rear aspect.



Bathroom & Bedrooms

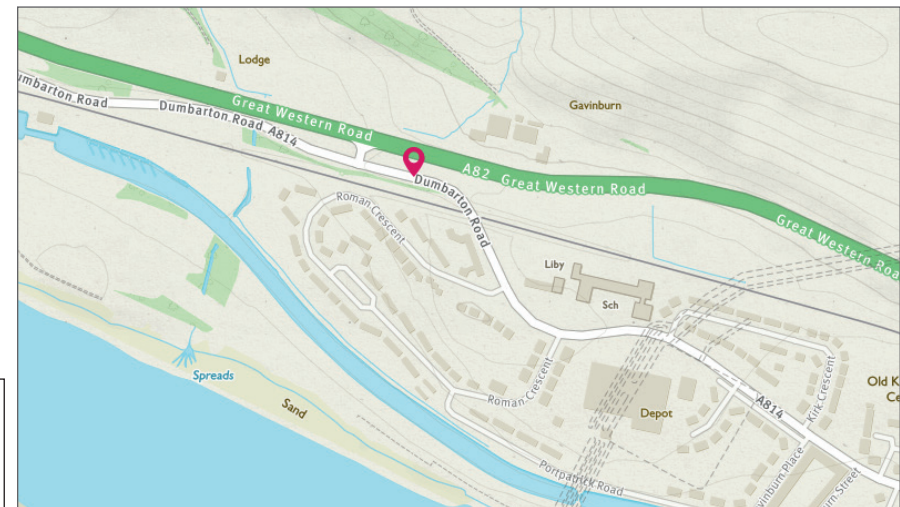


Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.70m (12'2")
Kitchen	3.70m (12'2") x 2.70m (8'10")
Master Bedroom	4.50m (14'9") x 3.10m (10'2")
Bedroom 2	3.60m (11'10") x 3.20m (10'6")
Bedroom 3	3.40m (11'2") x 3.30m (10'10")
Bedroom 4/Dining Room	3.30m (10'10") x 3.10m (10'2")
Shower Room	2.40m (7'10") x 1.50m (4'11")

Gross internal floor area (m²) - 112m²

EPC Rating - D






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Part
Exchange
Available



Text and description
DARREN LEE
Regional Manager



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
ALAN SUTHERLAND
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