



3 Bedrooms

House

Offers Over

£255,000

Located in

Old Kilpatrick



<https://www.caledoniabureau.co.uk/>



13 Eriskay Drive

Old Kilpatrick | | G60 5AR



Immaculate three bedroom linked detached villa within the ever-popular Western Isles development in Old Kilpatrick. The front gardens are laid to lawn, with multiple vehicle driveway to front leading to attached garage with up and over door and lighting.

13 Eriskay Drive

£255,000 Freehold



- Immaculately Presented Three Bedroom Semi Detached Villa
- Spacious Lounge
- Three Bedrooms
- Sunroom /Conservatory
- GSH & Double Glazing
- Sought after location within the Western Isle Estate of Old Kilpatrick
- Open Plan Kitchen/ Dining Area
- Modern Family Bathroom
- Private Driveway with Garage
- Decorated in modern natural shades complimented by quality flooring.



TOTAL: 91 m²
FLOOR 1: 51 m², FLOOR 2: 40 m²
EXCLUDED AREAS: GARAGE: 16 m²

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

2 Dumbarton Road Clydebank
West Dunbartonshire
G81 1TU



clydebank@caledoniabureau.co.uk

01419 522284

<https://www.caledoniabureau.co.uk/>