



3 Bedrooms

House - Detached

Offers Over

£255,000

Located in

Old Kilpatrick



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



4 Bute Crescent

Old Kilpatrick | | G60 5AW



A fantastic Three Bedroom Detached villa within Old Kilpatrick's sought after Western Isles development offering tastefully decorated, well laid out accommodation which must be viewed to be appreciated. With fresh and neutral decoration throughout, this bright and spacious family home is presented to the market in true walk-in condition.

4 Bute Crescent

£255,000 Freehold



- Fantastic Three Bedroom Detached Villa
- Open Plan Kitchen/ Dining Area
- Downstairs W.C/ Cloakroom
- Modern Family Bathroom
- Well Maintained Front Lawn & Rear Landscaped Gardens with Lawn, Patio & Decked Areas
- Good Size Lounge
- Sunroom /Conservatory
- Three Bedrooms
- Large Driveway to Side



TOTAL: 90 m²
 FLOOR 1: 51 m²; FLOOR 2: 39 m²
 EXCLUDED AREAS: FIREPLACE: 1 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		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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