



4 Bedrooms

House

Offers Over

£340,000

Located in

Glasgow



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# 12 Bute Crescent

Glasgow | | G60 5AW



Exceptional Four-Bedroom Detached Family Home in the Desirable Western Isles Development, Old Kilpatrick.

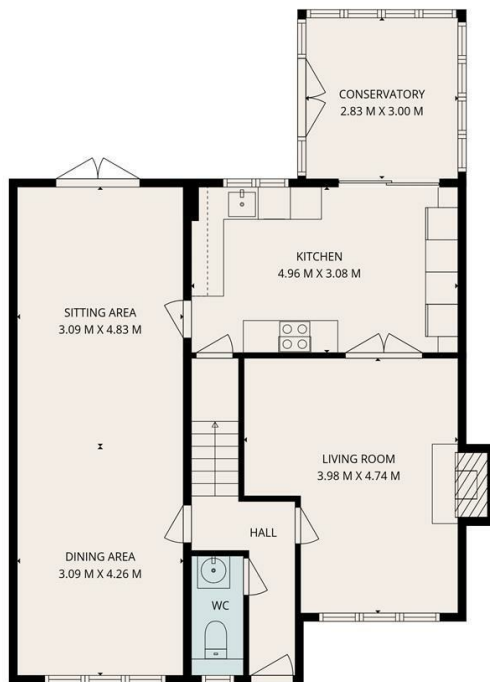
# 12 Bute Crescent

£340,000 Freehold

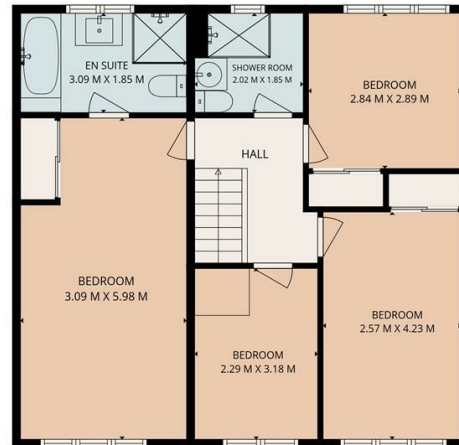


- Fantastic four bedroom detached villa.
- Stylish and modern kitchen equipped with high-spec integrated appliances.
- Generous open-plan lounge and dining area, ideal for modern family living
- Immaculately presented throughout.
- All four bedrooms are spacious and situated on the first floor.
- Located in the highly regarded Western Isles development in Old Kilpatrick





FLOOR 1



FLOOR 2



**TOTAL: 145 m<sup>2</sup>**  
 FLOOR 1: 80 m<sup>2</sup>, FLOOR 2: 65 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 1 m<sup>2</sup>, WALLS: 11 m<sup>2</sup>

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

2 Dumbarton Road Clydebank  
 West Dunbartonshire  
 G81 1TU



[clydebank@caledoniabureau.co.uk](mailto:clydebank@caledoniabureau.co.uk)

01419 522284

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