



3 Bedrooms

House - Semi-Detached

Offers Over

£265,000

Located in



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



3 Lusset Road

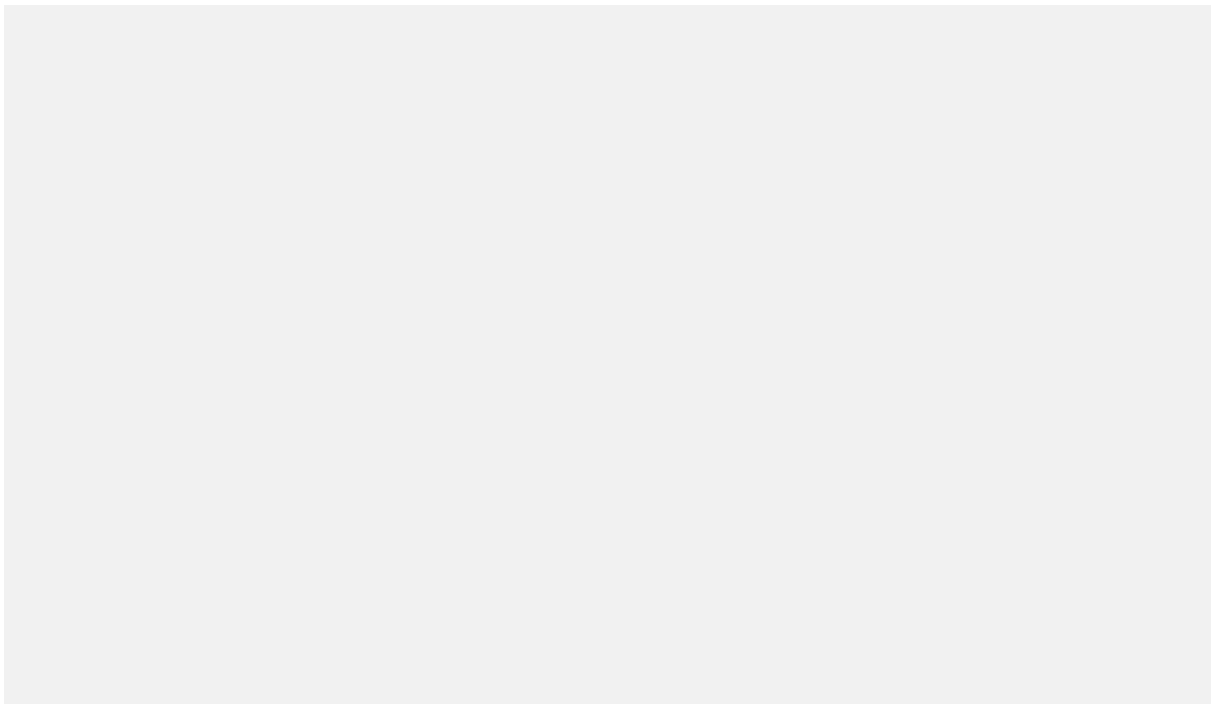
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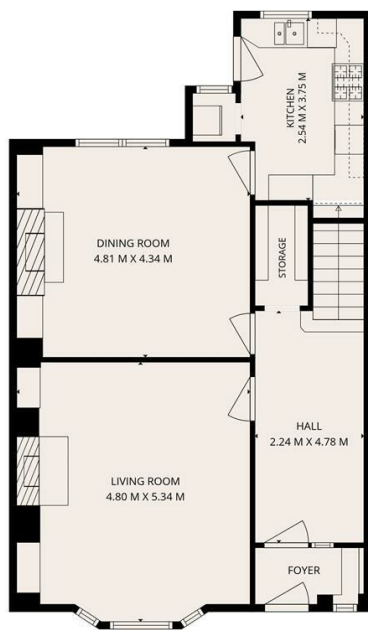


Caledonia Bureau are delighted to present to the open market this rarely available Semi-Detached Villa, quietly situated within a highly sought-after conservation area in the charming village of Old Kilpatrick. The property offers a fantastic opportunity for purchasers looking to modernise and create a wonderful family home in a desirable location.

3 Lusset Road

£265,000 Freehold





FLOOR 1



FLOOR 2



FLOOR 3



TOTAL: 145 m2
 FLOOR 1: 74 m2, FLOOR 2: 71 m2, FLOOR 3: 0 m2
 EXCLUDED AREAS: STORAGE: 2 m2, LOW CEILING: 4 m2, ATTIC: 16 m2,
 WALLS: 14 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	

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