



Harris Crescent, Old Kilpatrick  
**Offers Over £219,000**  
3 BED SEMI-DETACHED HOUSE





## Features

3 Bedrooms

Semi-detached villa

Dining Kitchen

Modern Bathroom and WC

Large South Facing Rear Garden

Sought after location

Excellent family accommodation

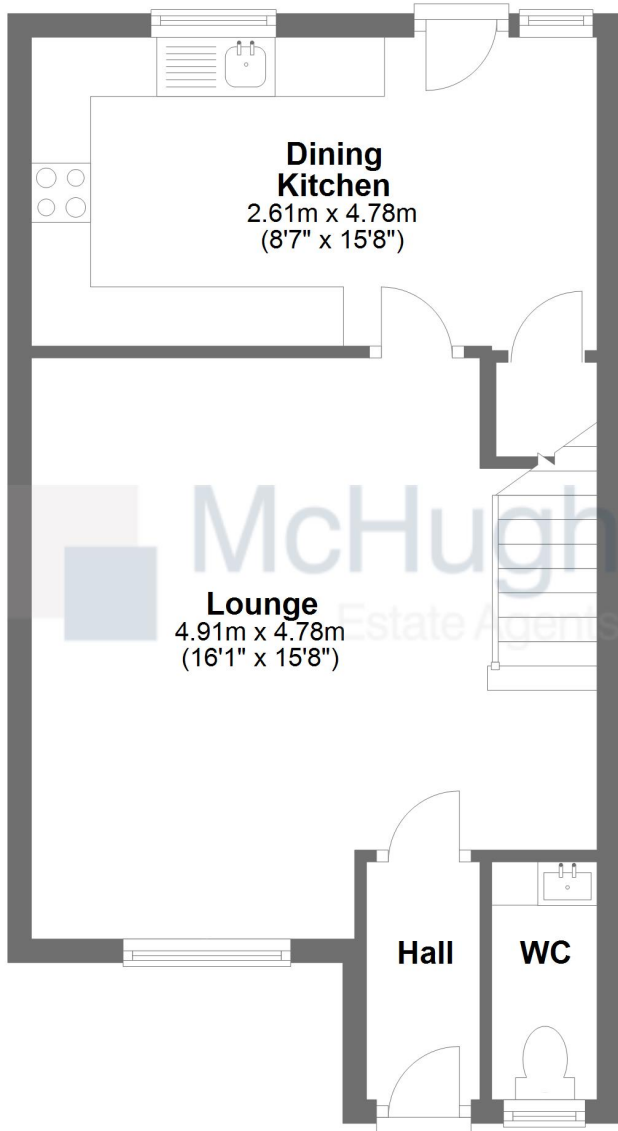
Gas CH and Double Glazing



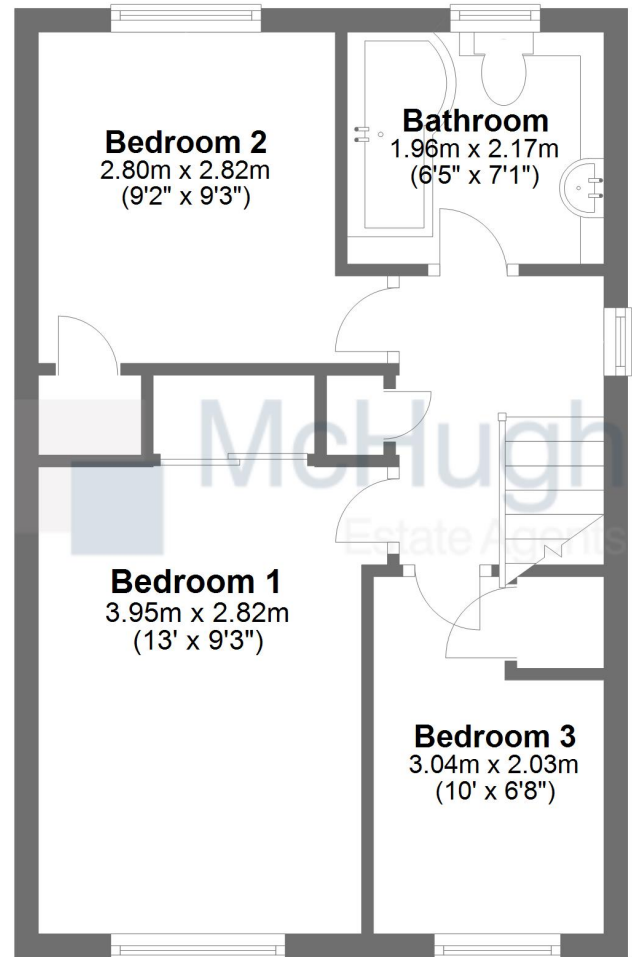
## 3 BED SEMI-DETACHED HOUSE

Harris Crescent, Old Kilpatrick

## Ground Floor



## First Floor



This floorplan has been created for guidance purposes only.  
Plan produced using PlanUp.

# Harris Crescent, Old Kilpatrick

Situated within the ever popular Western Isles estate in Old Kilpatrick, this delightful three bedroom semi-detached villa is presented in excellent condition and offers sought after family accommodation tucked away in a quiet crescent.

The attractive property is flooded with natural light and features a large South-facing rear garden, a superb dining kitchen, a stylish ground floor WC and an upgraded bathroom..

## Accommodation

A upvc entrance door accesses the naturally bright hallway. Off the hall is a handy cloaks/WC which has a stylish 2 piece vanity suite. The spacious open-plan lounge has space for a variety of furniture options and enjoys outlooks to the front. The superb dining kitchen is finished in Beech units and has an integrated oven, hob and dishwasher. A door from the dining area opens to fully enclosed South facing rear garden.

On the upper floor, the bright landing provides access to all rooms. There are two double bedrooms and a single bedroom, all of which are freshly presented in neutral tones and benefit from inbuilt storage. The fully tiled bathroom has a stylish vanity suite, a mains mixer shower and an L-shaped shower bath. There is a storage cupboard on the landing and a ceiling hatch which accesses the loft storage space.

## Heating and Windows

The subjects benefit from upvc double glazing and gas central heating (combi boiler).

## Gardens

There is an open lawned garden to the front of the property with a two car paved driveway to the side. To the rear, the fully enclosed South facing garden has a paved patio area, a large suntrap lawn and a storage hut at the side.

## Location

29 Harris Crescent is conveniently positioned within walking distance of shops, primary schooling, bus and main line rail transport. Clydebank shopping/leisure complex is only a short drive away. The A82 Great Western Road can be accessed in minutes, providing quick road links to Glasgow, Dumbarton, Erskine Bridge and M8 Motorway.

SAT NAV - G60 5LH

## Dimensions

WC - 2.01m x 0.89m

Lounge - 4.91m x 4.78m

Dining Kitchen - 2.61m x 4.78m

Bedroom 1 - 3.95m x 2.82m

Bedroom 2 - 2.80m x 2.82m

Bedroom 3 - 3.04m x 2.03m

Bathroom - 1.96m x 2.17m



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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