



## 39 Thistle Neuk, Glasgow, G60 5LY

Offers over £129,995



**\*\*CLOSING DATE -TUESDAY 9TH JULY AT 12.00 NOON\*\*** Fantastic TWO bedroom mid terrace property. This sought after accommodation within the highly sought after Old Kilpatrick area is sure to appeal to a variety of purchasers and is not expected to be available for long! With Matterport Tour and HDVR Property Tour available, please contact Elevate Property Services for more information.



## Property Information

Welcome to No. 39 Thistle Neuk, this TWO bedroom mid terrace property over two levels offers a fantastic opportunity for first-time buyers, families or investors. The property is situated within the popular Old Kilpatrick area and is a short distance from a host of amenities and public transport links.

To the front of the home is a low maintenance garden with paving leading to the front door. Designated residents parking is also available to the front of the property. Entrance is through the bright and welcoming reception hallway offering access firstly to the lounge and modern kitchen. The family lounge with dual aspect windows offers impressive dimensions and has been recently decorated with neutral tones. Off the entrance hallway, the fitted kitchen hosts an array of white wall and base mounted units paired with contrasting grey worktops, creating a desirable and efficient workspace. Integrated appliances include an electric hob, eye-level electric oven and grill, with additional space for free standing appliances.

On the upper level, there is two generously proportioned bedrooms, one of which has a large, fitted wardrobe. Completing this floor is a shower room comprising of walk-in shower cubicle, vanity unit and W.C. with easily maintained wet-wall panelling. The property also benefits from gas central heating and double glazing throughout, providing all rooms with a lovely warmth all year round.

There is a private rear garden; perfect for outdoor entertaining/dining alfresco during the summer months and providing stunning views.

Ideally situated within the popular Old Kilpatrick area and within walking distance of Early Learning and Childcare Centres and Primary Schools. Secondary schools are a short journey by car or bus. The village of Old Kilpatrick enjoys a fantastic setting on the edge of the River Clyde. The area offers a variety of shops, restaurants, bars and amenities making this a perfect base for purchasers.

We would highly recommend an early viewing as this property is expected to be very popular, viewing by appointment - please contact Elevate Property Services to arrange or for any further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## Room Dimensions

Living Room - 3.49m x 3.09m  
 Dining Room - 3.26m x 2.63m  
 Kitchen - 3.15m x 2.36m  
 Bedroom One - 3.16m x 3.16m  
 Bedroom Two - 3.55m x 3.45m  
 Bathroom - 1.85m x 1.70m

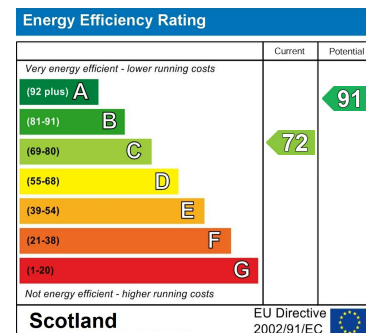
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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