



## 17 Lewis Drive, G60 5LE

Offers over £234,995



**\*\*Fantastic THREE bedroom semi-detached family home\*\*** This highly sought after accommodation over two floors within the Western Isles development in Old Kilpatrick is sure to appeal to a variety of purchasers. With Matterport Tour and HDVR Property Tour available, please contact Elevate Property Services for more information.



## Property Information

Welcome to No. 17 Lewis Drive, situated within the highly sought-after Western Isles development in Old Kilpatrick, this splendid THREE bedroom semi-detached home with substantial conservatory offers an excellent level of accommodation. With neutral decoration throughout, this bright and spacious home is presented to the market in true walk-in condition.

To the front of the property, is an easily maintained lawn garden with a driveway to accommodate at least two cars to the side. Upon entering via the side of the property, you are welcomed into the bright and airy reception hallway which benefits from two large storage cupboards and leads you to most rooms within the property. The neutrally decorated lounge area boasts a large panoramic window, flooding this space with natural sunlight. To the rear, there is a modern open plan kitchen and dining area, creating a warm and spacious atmosphere. With an array of wood effect units and contrasting worktops, the kitchen is a delightful space. The kitchen further benefits from an integrated fridge, freezer, washing machine, dishwasher, hob, oven and extractor fan. Patio doors from the dining room lead to the beautiful conservatory, currently used as a second reception area but flexible for a variety of uses. With scenic views overlooking the rear garden, this is a marvellous space for relaxing or entertaining.

On the upper level, are three neutrally decorated and generously proportioned bedrooms, all of which benefit from convenient mirrored wardrobes. The master bedroom also boasts an ensuite shower room, comprising of walk-in shower cubicle with rainfall shower, vanity unit and W.C. Completing this floor is a stunning family bathroom with rainfall shower over jacuzzi bath, vanity unit, W.C. and quality chrome fixtures.

The rear garden is fully enclosed with decking, lawn and patio areas, creating a safe and easily maintained environment for children and pets alike.

Ideally situated within walking distance of highly sought after primary and secondary schooling, this property will particularly appeal to families with children of various ages. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City and Loch Lomond area, the location is ideal.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request 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.

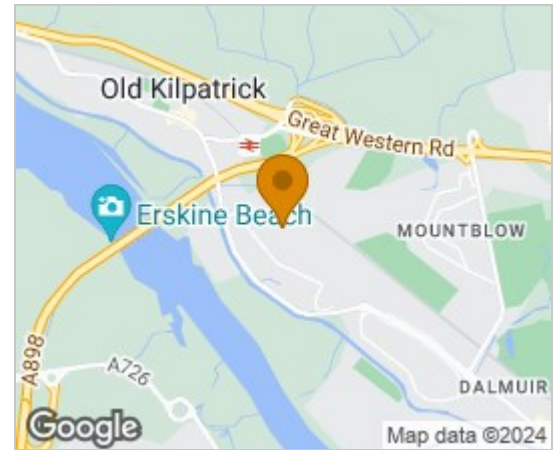
## Room Dimensions

- Lounge - 5.45m x 4.04m
- Dining Room - 3.33m x 2.88m
- Kitchen - 2.97m x 2.45m
- Conservatory - 4.47m x 3.31m
- Bedroom One - 3.38m x 3.28m
- Ensuite - 2.14m x 1.95m
- Bedroom Two - 3.34m x 2.52m
- Bedroom Three - 3.30m x 2.12m
- Bathroom - 2.12m x 1.95m

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.

Room 4, 193 Dumbarton Road, Clydebank, West Dunbartonshire, G81 4XJ  
Tel: 01389 504114 Email: [info@elevatepropertyservices.com](mailto:info@elevatepropertyservices.com) <https://www.elevatepropertyservices.com/>

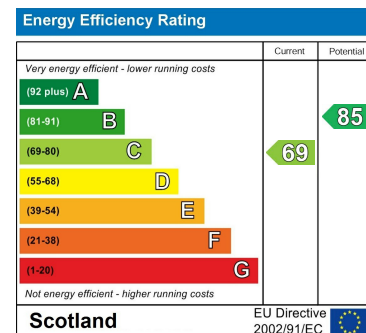
## Area Map



## Floor Plans



## Energy Efficiency Graph



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Tel: 01389 504114 Email: [info@elevatepropertyservices.com](mailto:info@elevatepropertyservices.com) <https://www.elevatepropertyservices.com/>