



9 Gavinburn Place, G60 5JP

Offers over £92,500



****Fantastic TWO bedroom first floor flat within a traditional red sandstone tenement building**** Offering desirable accommodation within the popular Old Kilpatrick area, this property is presented to market in walk-in condition and is not expected to be available for long! With HDVR Property Tour available, please contact Elevate Property Services for more information.



Property Information

Welcome to No. 9 Gavinburn Place (Flat 1/1) situated within the sought-after Old Kilpatrick area, this delightful TWO bedroom flat on the first floor of a traditional tenement building offers a superb level of accommodation. This bright and modern home will appeal to many purchasers.

To the front of the property is ample on street parking. Entrance into the property is via a secure door entry system, leading into the communal area which is clean and well presented. The rear gardens have been well maintained with drying green and seating area to relax.

Upon entering through a solid wooden door, you are welcomed into the reception hallway which leads to most rooms within this delightful property. The lounge is spacious and boasts feature panelling and a large bay window flooding this room with natural light and overlooking the Kilpatrick Hills. The modern fitted kitchen is accessible from the lounge and benefits from an array of white gloss wall and base mounted units paired with black laminate worktops. With integrated oven, hob and extractor fan and space for free standing appliances, this kitchen has been smartly designed to utilise the space.

Both bedrooms are well proportioned and boast large windows, creating a bright and relaxing spaces. The galley styled bathroom comprises of a bathtub, vanity unit, W.C. and electric shower over the bath. Within the spacious hallway, a large cupboard is available providing additional storage. The apartment also benefits from gas central heating (New boiler fitted October 2024) and double glazing throughout, providing all rooms with a lovely warmth all year round.

Ideally situated within the popular Old Kilpatrick area and within walking distance of sought after Early Learning and Childcare Centres and Primary Schools. Secondary schools are a short journey by car or bus. The village of Old Kilpatrick enjoys an excellent 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 have no doubt this property will be very popular. 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

Living Room - 4.62m x 3.14m

Kitchen - 2.44m x 1.89m

Bedroom One - 3.38m x 3.20m

Bedroom Two - 3.38m x 2.24m

Bathroom - 3.38m x 1.00m

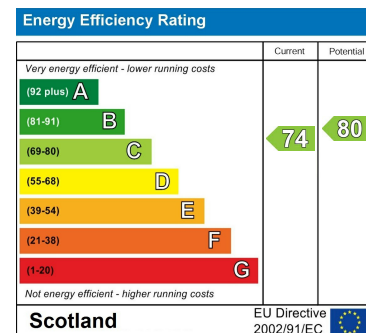
Area Map



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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