





Immaculate Top-Floor Modern Apartment in a serene neighbourhood – Old Kilpatrick, West Dunbartonshire

Set within a modern development in the heart of Old Kilpatrick, this beautifully presented top (third) floor apartment offers immaculate interiors, impressive local scenery with the Erskine Bridge and the Old Kilpatrick Hills nearby, fantastic views and a truly enviable lifestyle location.

MQ Assisted Move, Part Exchange and 95% mortgages are available.

The property opens with a welcoming entrance hallway featuring three storage cupboards, providing excellent practicality and organisation. The bright and airy lounge and dining area is beautifully finished, with soft grey carpeting and warm neutral décor creating a calm and inviting atmosphere. A charming bay window floods the space with natural light, and provides wonderful views, making this a perfect spot to relax or entertain.

The recently fitted kitchen is both stylish and functional, designed with light modern cabinetry and illuminated by contemporary spotlighting. It comes complete with an integrated electric oven, hob and extractor fan, an integrated washing machine, and a freestanding fridge/freezer, all contributing to a sleek and practical cooking space.

The modern shower room has also been recently fitted and features a fully enclosed shower, low flush WC and wash hand basin. Finished with full wet-wall panelling, a chrome towel radiator and herringbone-style laminate flooring, it provides a fresh and contemporary look.

The master bedroom is a particularly impressive



space, featuring a striking V-shaped window that provides panoramic views, along with a stylish feature wall that adds character and warmth. The second double bedroom offers generous proportions and includes built-in wardrobes, ensuring ample storage.

Further benefits include secure door entry, residents' parking, double glazing and economical electric heating, with the current owner reporting very low electricity bills. The property enjoys an exceptional location, just a short distance from Old Kilpatrick Train Station, which provides regular services to Glasgow and beyond. Frequent bus services run approximately every fifteen minutes, offering excellent local transport connections.

Old Kilpatrick itself offers a welcoming community atmosphere, with local convenience stores, cafés, a doctor's surgery, schools and leisure facilities all close at hand. Clydebank Shopping Centre is nearby, providing a wide variety of retail opportunities as well as a cinema and ten-pin bowling. For larger shopping trips, Braehead Shopping Centre is easily accessible via the Yoker Bridge, which also provides a convenient route to the Queen Elizabeth University Hospital in around twenty minutes.

Outdoor enthusiasts will be spoiled for choice, with the Old Kilpatrick Hills nearby. A lovely walk or cycle up the track leads to Loch Humphrey and a vast network of trails and scenic paths, all within easy reach of the apartment. The nearby canal-side cycle path, overlooked by the flat, offers an ideal route to Balloch and Loch Lomond (around ten miles), Clydebank (three miles) or Glasgow (eight miles).

Combining modern comfort, spectacular local scenery and outstanding convenience, this



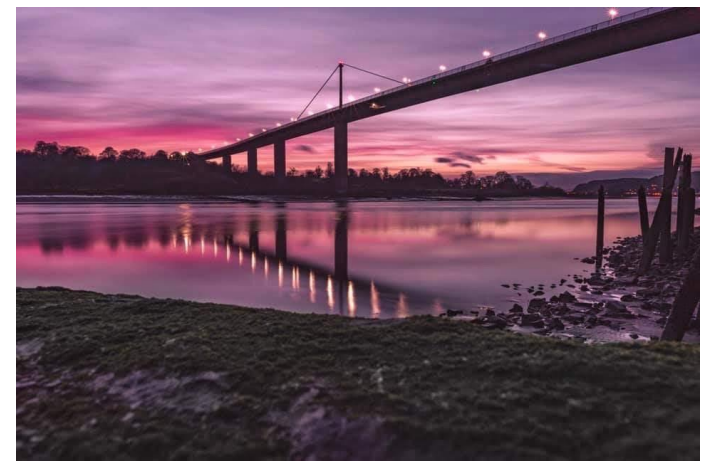
exceptional apartment offers a rare opportunity to enjoy the very best of village life with effortless access to the city and countryside alike.

Don't miss this opportunity to experience the epitome of tranquil living in this third-floor two-bedroom flat.

MQ Estate Agents are open 7 days a week: Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.



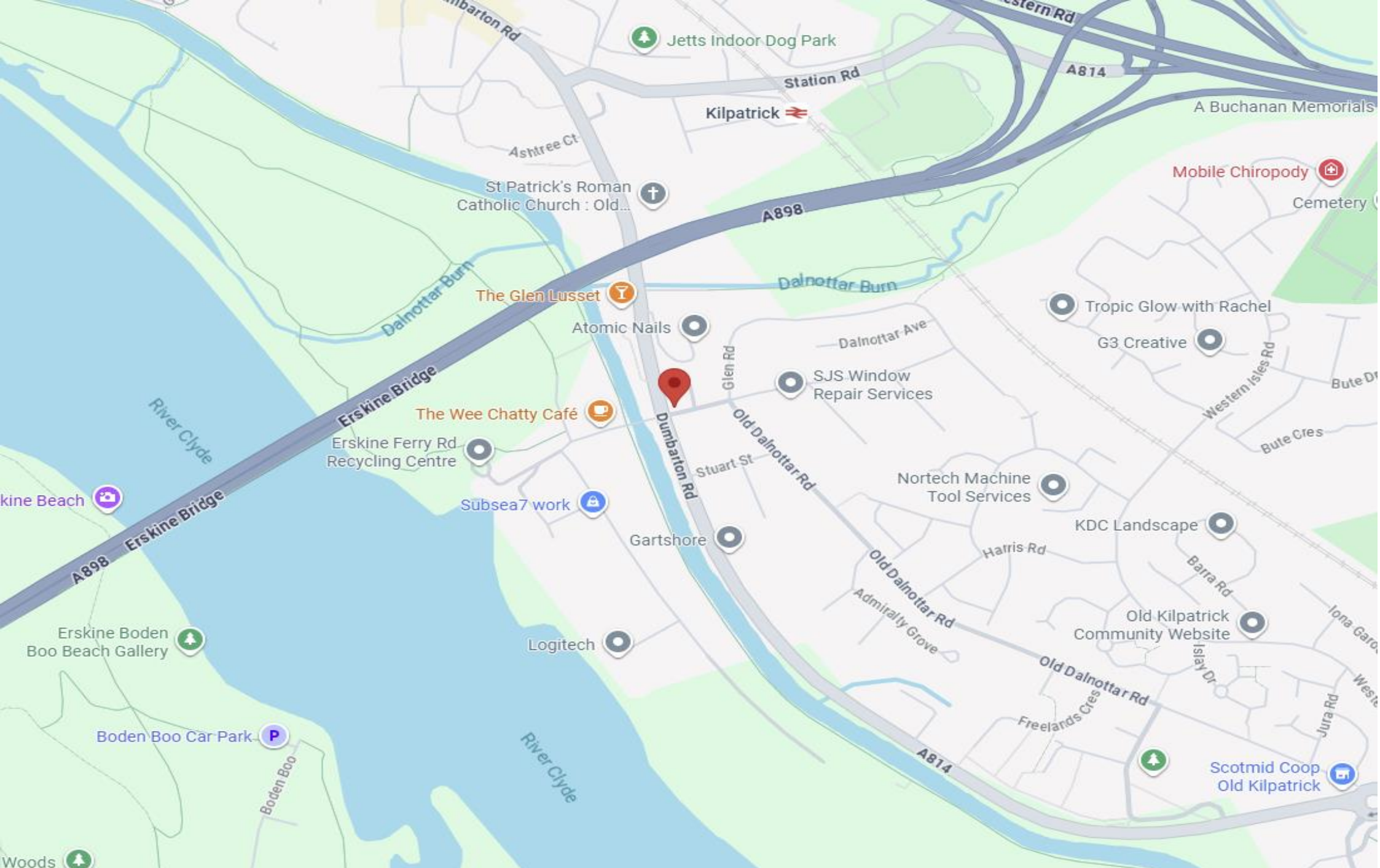






TOTAL: 659 sq. ft, 61 m2
 FLOOR 1: 659 sq. ft, 61 m2
 EXCLUDED AREAS: WALLS: 66 sq. ft, 6 m2





Call free on 0800 074 8585

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