



## 40 Bute Crescent, G60 5AW

Offers over £249,995



Elevate Property Services are delighted to present this extended THREE bedroom plus boxroom semi-detached property to market. Located within the highly sought-after Western Isles development in Old Kilpatrick, this splendid property is sure to prove popular with a wide range of buyers. Early viewing is therefore recommended for all interested parties.



### Further Information

Set within a quiet cul-de-sac in the friendly Western Isles development in Old Kilpatrick, this splendid semi-detached property has been tastefully decorated throughout and beautifully extended to create a flexible home that can be utilised as three or four bedrooms.

To the front of the property, there is a driveway along with a well-maintained garden, setting the tone for the home. Entry is via a modern composite door leading into a welcoming reception porch, with a convenient ground floor W.C. positioned just off this space. The bright and spacious lounge features a large window which floods the room with natural light, creating an ideal space for relaxation. Positioned to the rear of the property is the modern fitted kitchen, offering an array of wall and base-mounted units paired with complementary worktops, providing excellent storage and workspace. The kitchen benefits from an integrated gas hob, oven, microwave and extractor fan, with additional space available for free-standing appliances including a washing machine and fridge-freezer.

The kitchen leads seamlessly into the dining room, which features French doors opening onto the rear garden, creating an ideal setting for entertaining guests and enjoying family time. The property further benefits from an additional sitting room within the rear extension, beautifully presented and enhanced by large windows and French doors providing access to the rear garden and filling the space with natural light. This versatile room provides a wonderful sociable area, ideal for relaxing or entertaining. Completing the accommodation on the lower level is a spacious double bedroom, offering a flexible layout suitable for a variety of needs including guest accommodation, home office or additional family space.

On the upper level, there are two further double bedrooms, both benefiting from excellent fitted storage. In addition, a useful single bedroom, currently utilised as a dressing room, offers further flexibility for use as a single bedroom, home office or nursery. Completing this level, is a stylish family bathroom comprising of an electric shower over bath, sink and W.C.

The fully enclosed rear garden can be accessed via French doors from the sitting room and dining room leading onto a paved patio area. The beautifully landscaped, sun-trap garden further benefits from an additional seating area and lawn, providing a safe, low-maintenance outdoor space ideal for children and pets alike.

This charming property is situated within the heart of the popular Old Kilpatrick area. The village of Old Kilpatrick is nestled on the banks of the River Clyde and close to the Erskine Bridge. It's known for its Roman heritage, scenic landscapes, and strong community spirit. The area offers a variety of shops, restaurants, bars and amenities making this a perfect base for purchasers. Also, 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.

In terms of transportation, Old Kilpatrick is well-connected to Glasgow and other nearby towns and cities. The village has several bus and train routes that provide regular service to Glasgow and other parts of Scotland, and is located close to the M8 motorway, which connects the village to other parts of Scotland and beyond. For those interested in cycling, the village is also situated on the National Cycle Network Route 7, which provides access to some of Scotland's most scenic landscapes.

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.

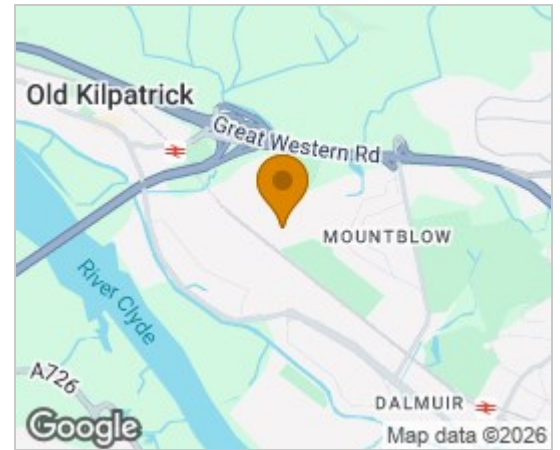
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

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### Area Map



### Floor Plans



### Energy Efficiency Graph

