



## 36 Islay Drive, G60 5EP

Offers over £109,995



Elevate Property Services are proud to present this ONE bedroom upper cottage flat offering a fantastic level of accommodation to market. This bright and beautifully presented home is located within the highly sought-after Western Isles development in Old Kilpatrick and is within walking distance of a host of local amenities and public transport links. This splendid property is presented to market in true walk-in condition and is sure to appeal to a variety of purchasers. Early viewing is therefore recommended as this property is not expected to be available for long!



## Further Information

Situated within a quiet cul-de-sac, this property benefits from an allocated parking space. Access into the property is via the front entrance which leads to the main accommodation on the upper floor.

On the upper floor, you are welcomed firstly into the neutrally decorated lounge which offers ample room for dining and a large window allowing an abundance of natural light to fill this space. The modern fitted kitchen is well-appointed with a range of wall and base-mounted units, complemented by stylish worktops, providing excellent storage and preparation space. Integrated appliances include a hob, oven and extractor fan, with additional space for a freestanding washing machine and fridge-freezer.

The double bedroom benefits from excellent mirrored storage, enhancing both practicality and space. Additional storage is also available within the attic area. Completing the accommodation is a contemporary, fully-tiled shower room which has been designed with quality fixtures and fittings and hosts a shower enclosure, vanity unit and W.C.

Ideally situated close to the Forth and Clyde Canal, this scenic area is popular with cyclists and walkers along the canal banks. Also, within close proximity to the popular Kilpatrick Hills and The Saltings Nature Reserve. Local shops, bars and restaurants are also within a short walking distance. With excellent transport links towards Loch Lomond and Glasgow City Centre, the location truly 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.

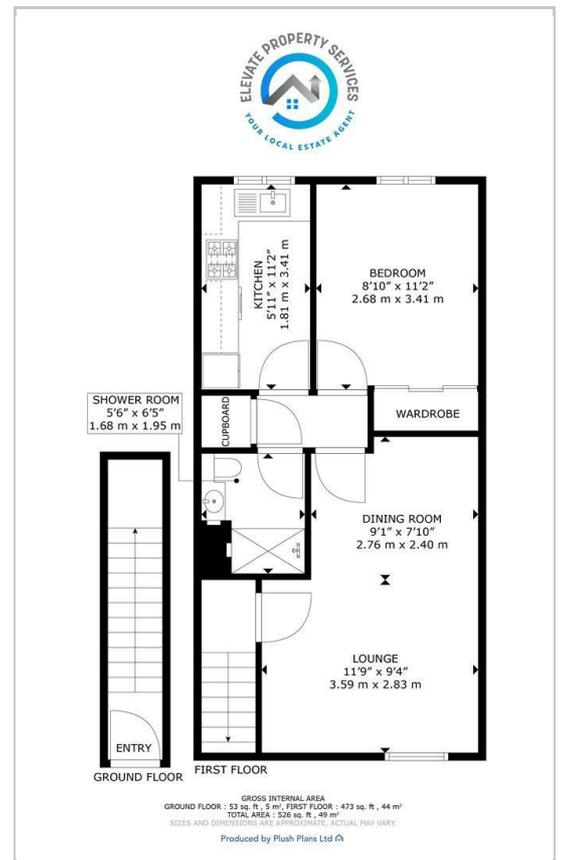
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

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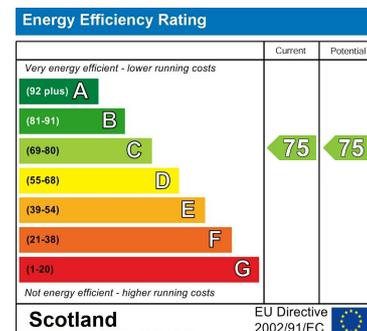
## Area Map



## Floor Plans



## Energy Efficiency Graph



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