

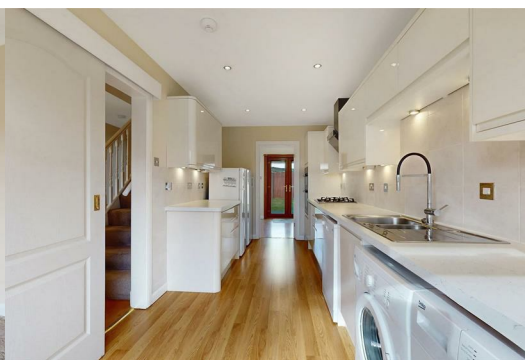


13 Admiralty Grove, Old Kilpatrick, G60 5HY

Offers over £314,995



****CLOSING DATE FOR FINAL OFFERS - FRIDAY 4/9 @ 12.00PM**** Elevate Property Services are delighted to present this impressive four-bedroom detached home to market. Situated within the highly sought-after village of Old Kilpatrick, this well-maintained property offers spacious and versatile accommodation, ideally suited to modern family living. Occupying a substantial plot within a quiet cul-de-sac, this home enjoys a convenient position close to well-regarded schools, local amenities and excellent transport links. Early viewing is highly recommended for all interested parties!



Further Information

To the front, the property enjoys a generous driveway providing convenient off-street parking. Entry is via a welcoming entrance vestibule leading into the principal accommodation.

The spacious lounge is enhanced by a large front-facing window and glass doors opening into a dining room, creating a warm and welcoming atmosphere. The contemporary fitted kitchen features an excellent range of wall and base units, complemented by generous worktop space. Integrated appliances include a gas hob, dual eye-level ovens and extractor hood, while ample additional space is available for freestanding appliances. Positioned just off the kitchen, a versatile space is available which could be utilised as a laundry/utility area or home office etc. French doors provide direct access to the rear garden, creating a pleasant connection between the interior and outdoor space.

Also located on the lower level is a convenient W.C. comprising of a wash-hand basin and W.C., together with a newly fitted shower room featuring low-maintenance wet-wall panelling, an electric shower, wash-hand basin and W.C. Further useful storage can be found within the cupboard beneath the stairs.

On the upper level are four well-proportioned bedrooms, featuring excellent built-in storage with sliding mirrored wardrobes. The principal bedroom further benefits from an en-suite shower room, providing an additional level of convenience. Completing the upper accommodation is a well-appointed family shower room comprising of an electric shower, wash-hand basin and W.C.

Externally, the beautifully landscaped rear garden is undoubtedly one of the property’s standout features. Featuring a combination of patio, lawn and decking areas, the garden provides a versatile setting for outdoor dining, entertaining and relaxing. With generous space for children to play and enjoy the warmer months, this attractive outdoor area further enhances the appeal of this fantastic family home.

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 a short 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 services to Glasgow, Loch Lomond and beyond and is located close to the M8 motorway with excellent travel connections. 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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

