1 Iona Gardens, G60 5NY

Offers over £339,995

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Elevate Property Services are delighted to present this spacious and rarely available FOUR bedroom detached villa to market. Occupying a prime, generous corner plot within the ever-popular Western Isles estate in Old Kilpatrick, this splendid family home is expected to attract significant interest, and early viewing is highly recommended.

Further Information

This property represents a fantastic opportunity for those seeking a family home in a convenient and well connected location. The exterior of the property welcomes you with a multi car driveway and a well-maintained front lawn.

Upon entering, you are welcomed by a bright and spacious hallway, setting the tone for the rest of this fantastic home. The lounge is both inviting and generously proportioned, with a large window allowing natural light to flood the space. Finished in fresh, neutral decor, it offers the perfect blank canvas for a variety of interior styles.

The kitchen and dining area has been thoughtfully designed with modern family living in mind. This open-plan space creates a warm and versatile hub, ideal for both everyday life and entertaining. The kitchen provides excellent workspace and storage, complete with an integrated oven, gas hob and extractor fan, dishwasher, and ample space for a freestanding fridge/freezer. Conveniently located just off the kitchen, a separate utility/laundry room adds further practicality, while a W.C. on this level is perfectly suited to busy family living.

A carpeted staircase leads to the upper level, where the landing provides access to four well-proportioned bedrooms and the family bathroom. The primary bedroom is beautifully presented in calming neutral tones and benefits from excellent wardrobe storage and a modern ensuite shower room, complete with walk-in shower, vanity sink with storage, and W.C. Three further double bedrooms are available on this level, one of which boasts excellent fitted storage. The modern shower room is finished in a neutral palette, featuring beige tiling and a large shower cubicle with rainfall shower, sink with vanity unit and W.C. creating a clean, practical space for everyday use.

The private rear garden can be easily accessed via French doors from the kitchen and dining area. Thoughtfully designed for both relaxation and entertaining, the garden comprises of a generous slabbed patio offering the ideal setting for al fresco dining and summer gatherings. In addition, a well-kept lawn provides a safe and secure environment for children or pets to play, all within clear sight from the house, making this an ideal outdoor space to suit all within the family.

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.

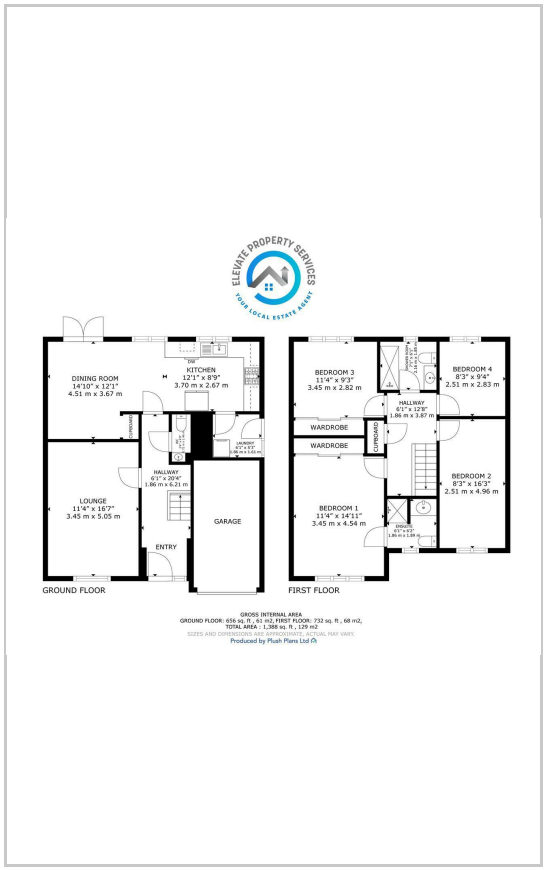
We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

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

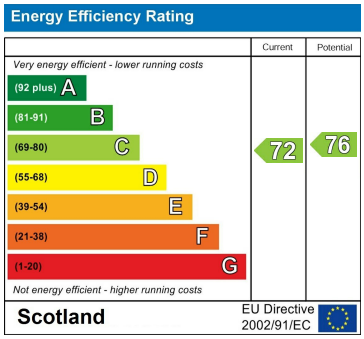
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

Area Map

Floor Plans



Energy Efficiency Graph



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