



## 4 Barclay Street, Old Kilpatrick, G60 5DF

Offers over £82,500



Elevate Property Services are delighted to present this splendid ONE bedroom top floor flat within a traditional red sandstone tenement building to market. Situated within the highly sought after Old Kilpatrick area, this accommodation is sure to appeal to a variety of purchasers and is not expected to be available for long!



## Property Description

Externally, the property benefits from ample on-street parking to the front and a communal garden with drying green to the rear. Entrance into the building is via a secure door entry system leading into the well-maintained communal area and this property which is located on the second (top) floor.

On entrance, you are welcomed into the reception hallway which leads to the bright open-plan lounge and kitchen. This room benefits from a large bay window which fills this space with an abundance of natural light and provides a scenic view. The modern fitted kitchen is located off the lounge and hosts an integrated hob, oven and extractor fan. Ample space is available for any required free-standing kitchen appliances.

The double bedroom is generously proportioned and has a large window, creating a bright and relaxing space. The galley-style bathroom has been smartly designed and finished with quality fixtures and fittings and comprises of a bathtub with overhead mixer shower, vanity unit and W.C. The apartment also benefits from gas central heating and double glazing throughout which supports a positive energy efficiency rating.

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.

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.

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

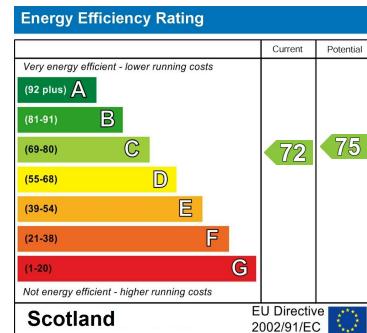
## Area Map



## Floor Plans



## Energy Efficiency Graph



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