



3 Bedrooms

House - Semi-Detached

Offers Over

£199,000

Located in

Old Kilpatrick



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# 87 Kirk Crescent

Old Kilpatrick | West Dunbartonshire | G60 5NJ



Extended three bedroom semi-detached villa occupying one of Old Kilpatrick's most established and sought after residential areas. This property does require some internal modernisation and offers enormous scope and potential. The house and plot size must be viewed to appreciate.

# 87 Kirk Crescent

£199,000 Freehold



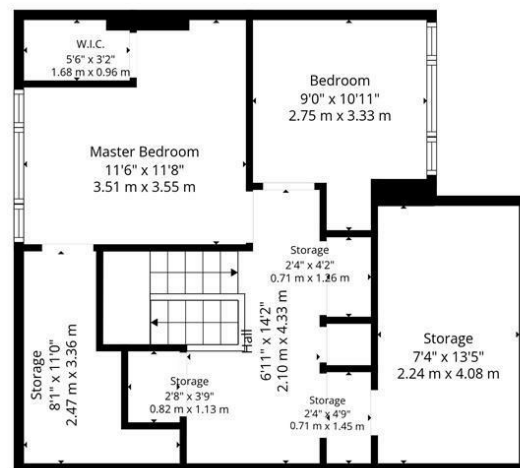
Council Tax Band E  
Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 74        |
| (55-68) D                                   | 65                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| Scotland                                    | EU Directive 2002/91/EC |           |



1st Floor



2nd Floor



**TOTAL: 1201 sq. ft, 111 m2**  
 1st floor: 855 sq. ft, 79 m2, 2nd floor: 346 sq. ft, 32 m2  
 EXCLUDED AREAS: STORAGE: 194 sq. ft, 18 m2, UNDEFINED: 5 sq. ft, 0 m2, WALLS: 109 sq. ft, 10 m2

Floor Plan Created By Elite Media Limited



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