

OFFERS OVER

£110,000

Erskine View

Old Kilpatrick, G60 5JG

## PROPERTY SUMMARY

Haxton Property are delighted to present to the market this highly sought after Two Bedroom Upper Cottage Flat, set within the ever popular village of Old Kilpatrick. Ideally suited to first time buyers, downsizers, or anyone wishing to remain within this well loved community, the property offers a wonderful blend of comfort, potential and village living.

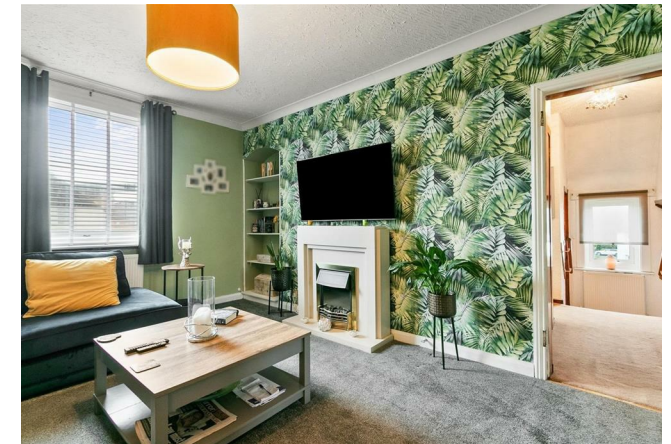
2



1



1











2ND FLOOR



1ST FLOOR



**TOTAL: 72 m<sup>2</sup>**  
 1st floor: 4 m<sup>2</sup>, 2nd floor: 68 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 7 m<sup>2</sup>  
THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



**LOCAL AUTHORITY**  
West Dunbartonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

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

**HAXTON**  
PROPERTY

**OFFICE ADDRESS**

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**OFFICE DETAILS**

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