





Nestled in a serene neighbourhood, this charming first-floor flat offers a perfect blend of comfort, convenience and contemporary living. Boasting a prime location in Old Kilpatrick, this two-bedroom residence is designed to cater to your every need. The property benefits from double glazing, economical electric heating and private, residents parking.

MQ Assisted Move, Part Exchange and 95% mortgages are available.

LOUNGE

16' 9" x 12' 9" (5.13m x 3.91m) Upon entering, you're greeted by an inviting living space flooded with natural light, thanks to large bay windows. The open-concept layout seamlessly connects the living and kitchen areas, creating an ideal setting for both relaxation and entertainment.

KITCHEN

9' 7" x 6' 3" (2.93m x 1.93m) The kitchen is a culinary haven, equipped with appliances, ample cabinetry, and stylish countertops, making meal preparation a delightful experience. Whether you're hosting a dinner party or enjoying a quiet meal at home, this space offers both functionality and elegance.

BEDROOM ONE

11' 8" x 7' 2" (3.58m x 2.19m) The master bedroom is a tranquil retreat, offering a peaceful sanctuary for rest and relaxation. With generous proportions, flooring laid to carpet, and a spacious, mirrored wardrobe, it's the perfect haven to unwind after a long day.



BEDROOM TWO

10' 5" x 9' 1" (3.18m x 2.77m) The second bedroom provides versatility, serving as an ideal space for guests, a home office, or a cozy den, accommodating your lifestyle needs with ease.

BATHROOM

9' 5" x 4' 11" (2.88m x 1.5m) The bathroom comprises of a white, three piece suite of bath with overhead shower, low flush WC and wash hand basin.

LOCATION

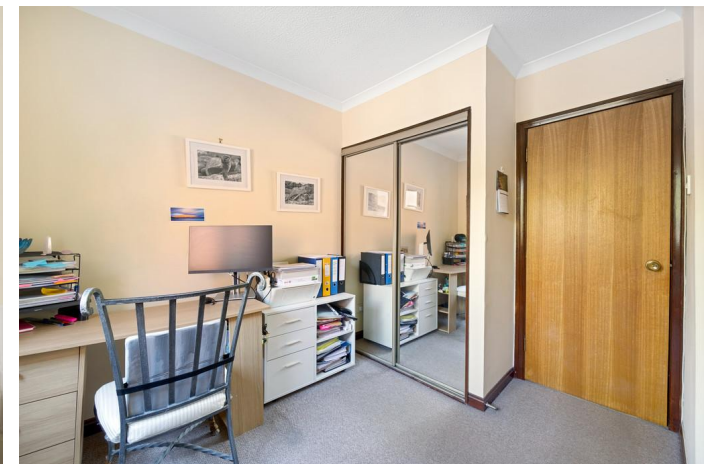
The village of Old Kilpatrick enjoys a fantastic setting on the edge of the River Clyde with popular walks along the Forth and Clyde Canal. It offers a variety of local amenities including shops and bars and is very well connected to Glasgow via regular rail and bus links. Further excellent shopping facilities can be easily accessed in nearby Dumbarton and Clydebank. Main road connections are the A82 which puts Loch Lomond and the West of Scotland within easy reach. Erskine Bridge is only moments away. The popular Gavinburn Primary School is located within Old Kilpatrick.

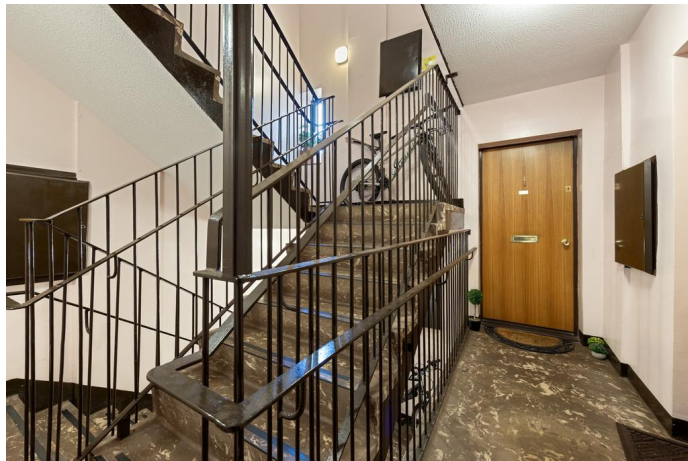
VIEWINGS

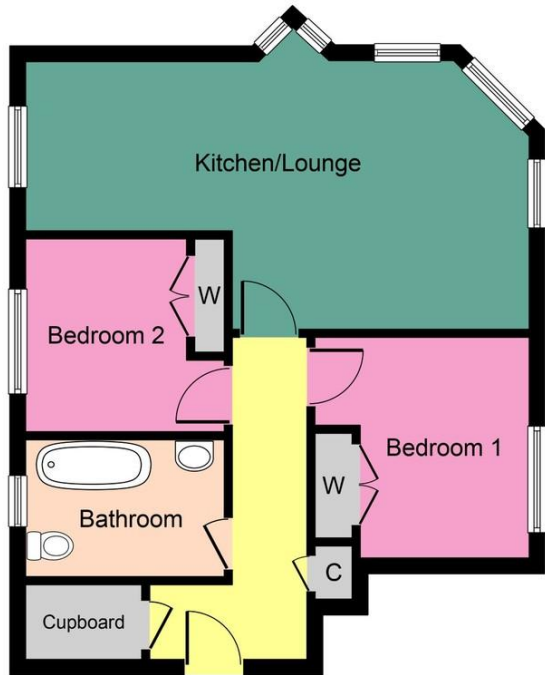
Don't miss this opportunity to experience the epitome of tranquil living in this first-floor two-bedroom flat. Schedule your private viewing today and make this your new home sweet home.

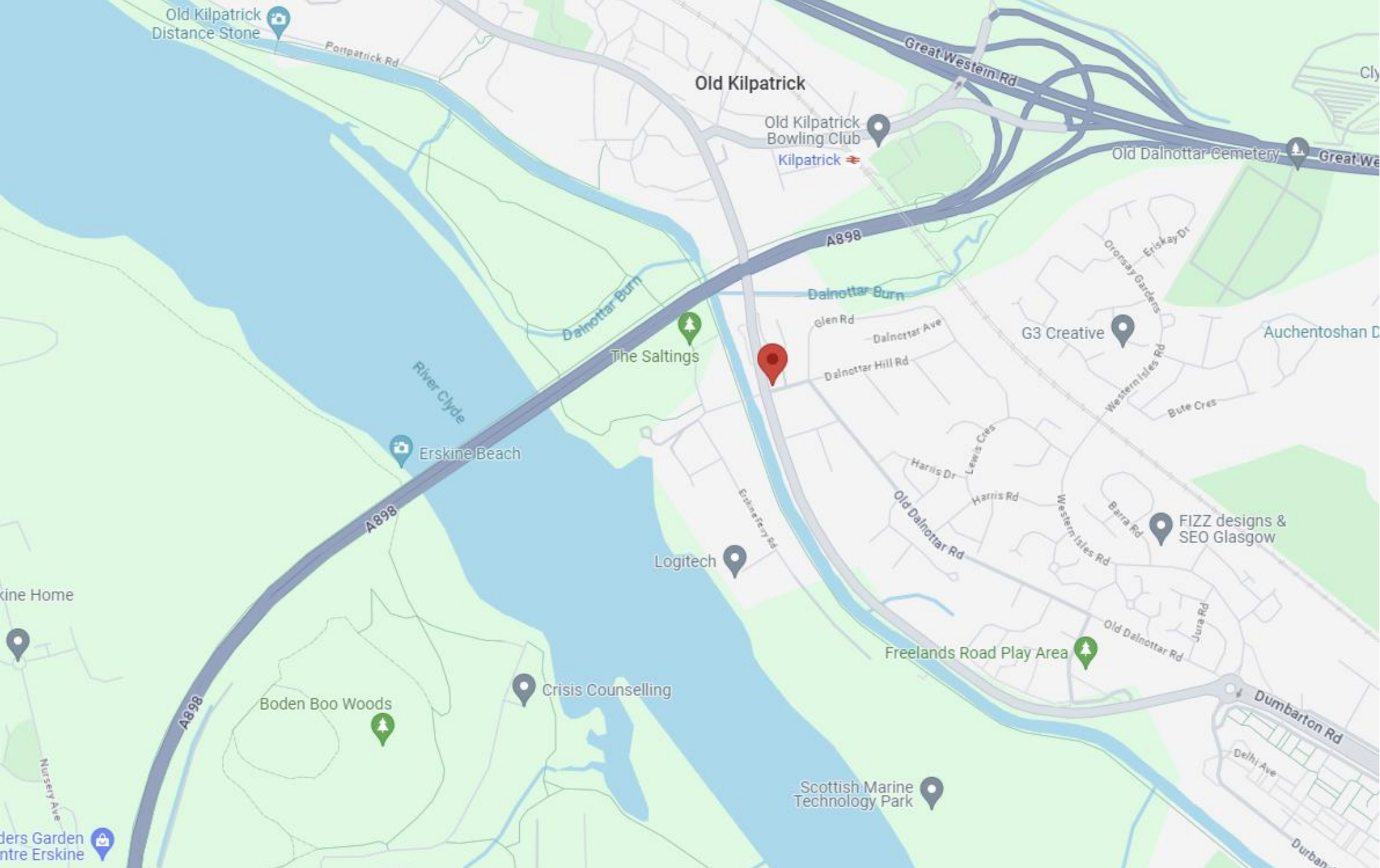
MQ Estate Agents are open 7 days a week: Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.











Call free on 0800 074 8585

www.mqestateagents.co.uk

We are registered with the Office of Fair Trading and the Property Ombudsman. You can be confident that the service is not only regulated but also fully transparent. Whilst every precaution to ensure accuracy has been taken during the preparation of these particulars, if there is any aspect which is critical to your interest or which you find misleading, please contact us for further information. In accordance with the terms of the Property Misdescriptions Act, we wish to clarify all kitchen appliances or indeed and other mechanical items, apparatus or appliances relating to this property, including the central heating system, has not been inspected or tested and therefore MQ Estate Agents Limited do not warrant either now or at a later date their correct functions. Please note photographs taken with a wide angled lens and all measurements are approximate and are taken with a laser tape measure, therefore MQ Estate Agents Limited cannot guarantee true room sizes and will not be held responsible.