



10/2 Portpatrick Road, Old Kilpatrick, Glasgow, West Dunbartonshire, G60 5JR

Spacious and Well-Presented, Three-Bedroom, Second-Floor, Dual-Aspect Flat

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Property Description

Spacious and well-presented, three-bedroom, dual-aspect flat, set on the ground floor of a traditional, factored building. Set in an enviable waterside location, in the popular Dunbartonshire village of Old Kilpatrick.

Comprises an entrance hall, living room, kitchen, three double bedrooms and a bathroom.

Features include well-proportioned rooms, gas central heating and double glazing.

In addition, there is a fitted kitchen, with appliances, a secure entry system and TV and telephone points.

Externally, there is a private front garden, a shared rear garden and ample unrestricted parking to the front and on the surrounding streets.

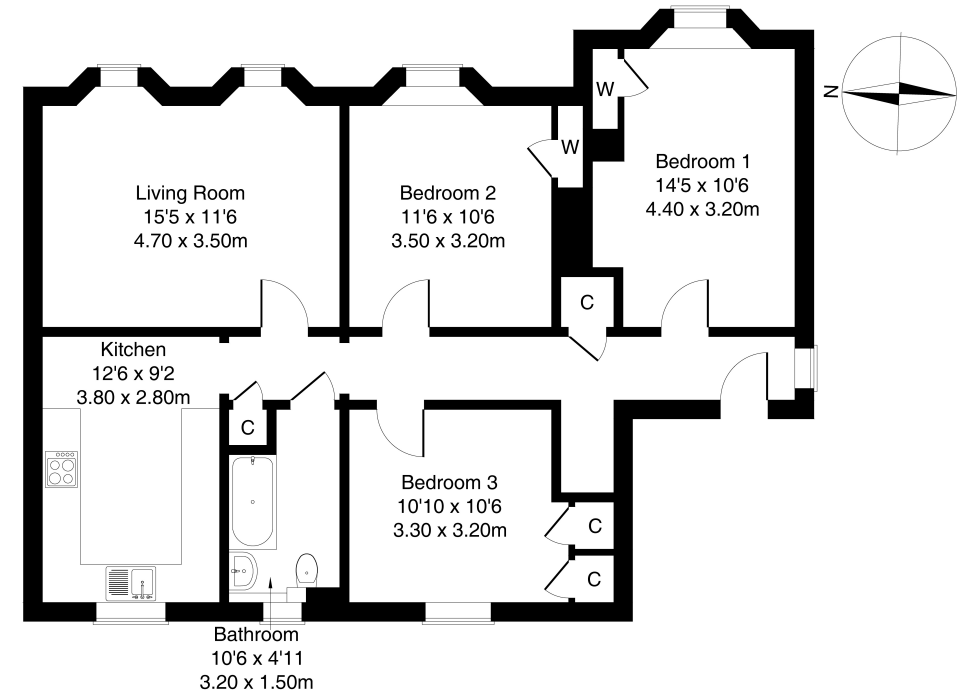
A welcoming entrance hall, with storage, is finished with light, neutral decor and modern, wood-effect flooring, which continues into a stylish living room, filled with natural light, from tall, twin windows. Plenty of versatile space is available in the bright reception room for both freestanding lounge and dining furniture, if desired. Conveniently located next door, a kitchen is fitted with contemporary white suits and stone-effect worktops and includes a handy breakfast bar for casual dining. Appliances include an integrated eye-level double oven and a five-burner gas hob, with a canopy, whilst plumbing and space are available for a freestanding washing machine and an American-style fridge/freezer.

Three bedrooms are well-proportioned and carpeted for comfort and continue the light, neutral decor of the living space. Set to the front, bedrooms one and two benefit from integrated wardrobe storage, whilst rear-facing bedroom three provides a good-sized, versatile space, with built-in cupboard storage.

Completing the accommodation, a naturally lit, three-piece bathroom includes a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls and flooring.

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Approximate Gross Internal Area: (958 sq ft - 89 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The village of Old Kilpatrick enjoys a fantastic setting on the edge of the River Clyde, with popular walkways and cycle paths along the Forth and Clyde Canal. It offers a variety of local shopping and amenities, with further excellent shopping and leisure facilities easily accessed in nearby Dumbarton and Clydebank. With its own train station, the village is very well connected to

Glasgow via regular rail and bus links. The A82 main road connection puts Loch Lomond and the West of Scotland within easy reach, whilst Erskine Bridge is only moments away. The popular Gavinburn Primary School is located within Old Kilpatrick, whilst well-regarded secondary schooling is provided by Clydebank High School and Kilpatrick School, in nearby Clydebank.





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