

CALEDONIA  
BUREAU  
ESTATE & LETTING AGENTS



Ground 1, 197 Dumbarton Road Old Kilpatrick G60 5JW

[www.caledoniabureau.co.uk](http://www.caledoniabureau.co.uk)



## DESCRIPTION

Rarely available, exceptionally well presented traditional ground floor flat situated within a sought after and convenient area. The generously proportioned accommodation comprises: Spacious lounge with "Oak" effect laminated flooring, a large well appointed fitted dining kitchen with integrated stainless steel gas hob, electric fan assisted oven and extractor hood. There is a good sized double bedroom with built-in wardrobes and a fully tiled shower room with built-in storage. The subjects benefit from gas central heating with a quality combi boiler, double glazing, an alarm system, and a well maintained communal lawned garden. Early internal viewing of this outstanding example is advised.

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.



**Viewing:**  
by appointment with Caledonia Bureau  
**Date of entry:** negotiable  
**Ref No:** C1191





2 Dumbarton Road, Clydebank G81 1TU T.0141 952 2284 E.clydebank@caledoniabureau.co.uk

