



9 Skye Crescent Old Kilpatrick





9 Skye Crescent  
Old Kilpatrick G60 5ER



Rarely available, immaculately presented extended detached villa situated within a highly sought after area. The generously proportioned accommodation comprises: Spacious lounge, open plan dining room with French doors, large family room / playroom / home office, good sized well appointed fitted kitchen with integrated electric ceramic induction hob, fan assisted oven, extractor hood, automatic washing machine and dishwasher. This completes the ground floor accommodation. The upper landing provides access to three double bedrooms, all of which benefit from having built-in wardrobes, master en-suite shower room with double shower enclosure, and family bathroom with shower and screen. The subjects benefit from gas central heating with a combi boiler, full double glazing, a large monobloc driveway, and attractive gardens to the rear which feature artificial grass and a spacious monobloc patio area providing an idyllic place in which to relax. Early internal viewing of this outstanding family home is imperative to fully appreciate the level of accommodation on offer.

**Viewing:**  
by appointment with  
Caledonia Property  
**0333 241 3333**

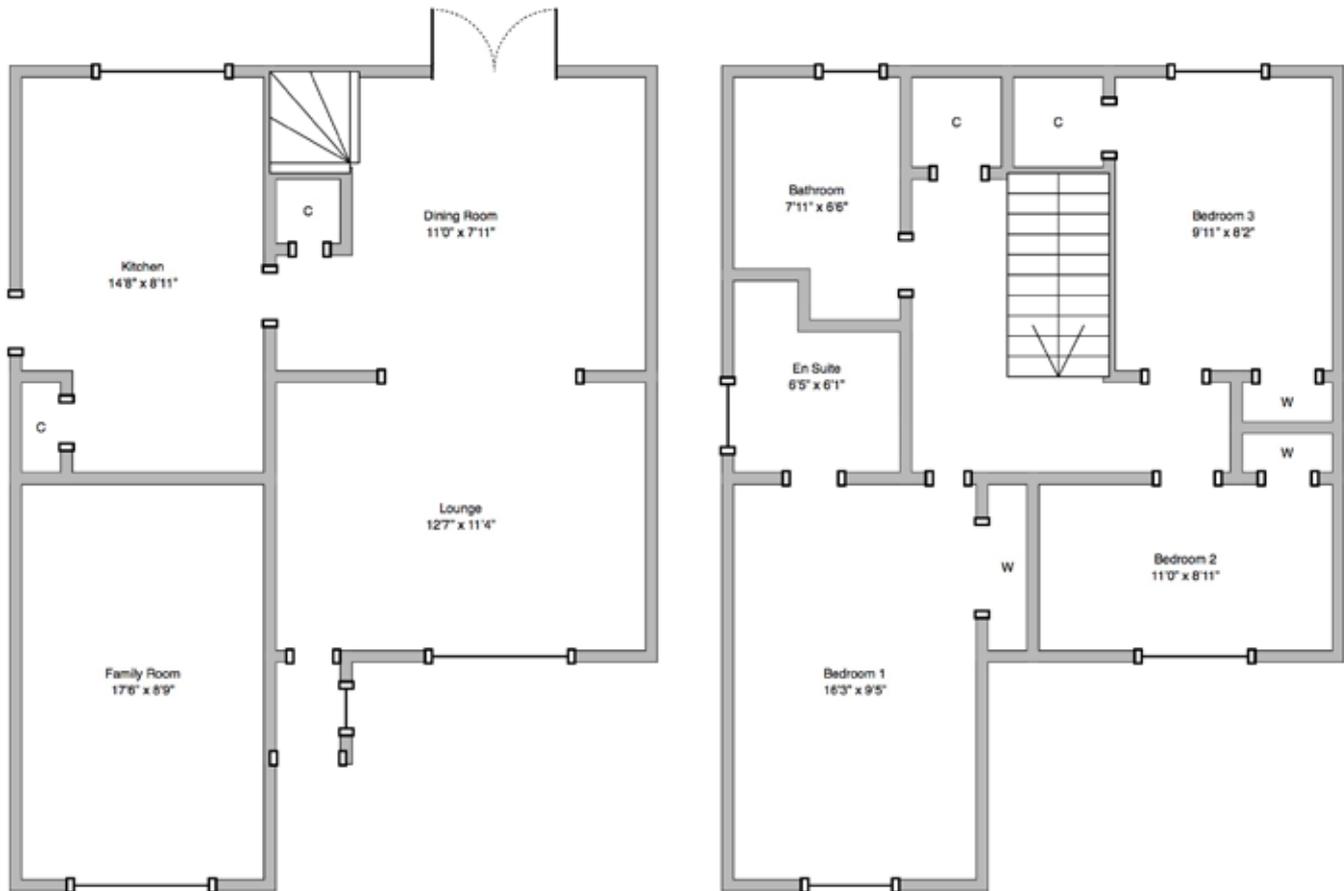
**EPC:** Band C  
**Ref No:** C1294

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.





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Scotland's quality online estate agent with a High Street presence.

Your local High Street office: 2 Dumbarton Road, Clydebank G81 1TU T.0333 241 3333 E.clydebank@caledoniaproperty.co.uk

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