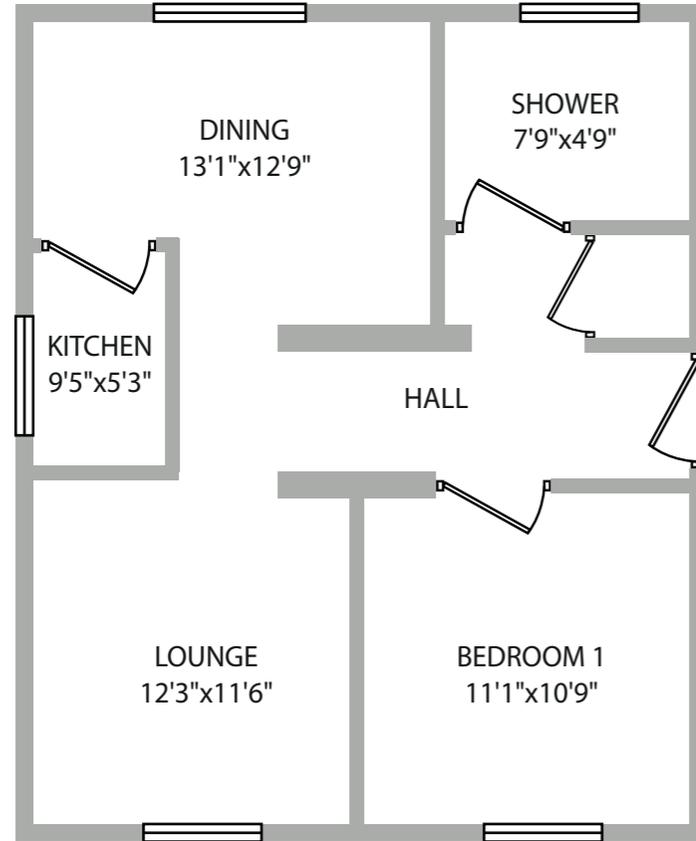




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12 Dalnottar Terrace Old Kilpatrick



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Please Note - Whilst this brochure has been prepared with care, it is not a report on the condition of the property. It's terms are not warranted and do not constitute any offer to sell. All area and room measurements are approximate only. No services, equipment or central heating have been tested and no warranty given or implied that these are in working order or that they are connected to supply. Buyers are advised to see their own verification in this regard.



12 Dalnottar Terrace Old Kilpatrick



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**12 Dalnottar Terrace
Old Kilpatrick**

A rare opportunity to purchase an first floor flat within a sought after and much locally admired pocket nestling quietly above the main thoroughfare within Old Kilpatrick. The grounds are well looked after by the current residents and surely must be viewed to be appreciated. Quietly situated with views over to The Erskine Bridge and with well tended communal grounds surrounding, the property offers a flexible internal layout which could, if buyers so desire, be re-instated and reconfigured to provided its original two bedrooms yet currently offers three well appointed and tastefully decorated apartments.



All communal areas a well maintained and internally the accommodation comprises Entrance Hall with press storage cupboard off and access gained through to the tastefully decorated Lounge which is currently on open plan with the rear facing, well proportioned dining room with space for substantial furniture and compact fitted galley style kitchen off with LED lighting, oven,hob, fridge and freezer included. A double bedroom sis provided with excellent bespoke fitted wardrobes and drawer units built in. The fully tiled shower room has been refitted and offers a heated towel rail, tiled flooring, three piece suite with low level W.C, wash hand basin and shower base with mains shower within.

Offers Over: £89,995
Viewing:
by appointment with
Caledonia Property

Further features include gas central heating, double glazing and a private garden is found at the rear mainly laid to lawn, enclosed by timber fencing with 8ft x 12ft garden shed provided. The communal gardens are mainly laid to lawn with mature and young plants, trees and shrubs to be found within.

0141 952 2284

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.

EPC: Band C
Ref No: C1428

