



OLD KILPATRICK

24 HARRIS DRIVE

24 Harris Drive

Old Kilpatrick G60 5HT

Caledonia Bureau are delighted to offer discerning purchasers a rare opportunity to purchase an immaculate, successfully extended Semi Detached Villa which offers a flexible layout of well appointed accommodation - the extent and presentation of which must be viewed to be appreciated.

Boasting sumptuous, tasteful decoration throughout, the layout is ideal for those with family and comprises entrance hall, generous lounge on semi open plan with dining room with French doors leading out to the landscaped rear gardens and access through to a superb fitted kitchen which also boasts a wide array of floor and wall mounted units, breakfast bar, rear facing window inset hob, oven and hood and plumbing for dishwasher and washing machine.

Access to upper apartments is gained via a treaded staircase ascending from the lounge to the upper landing which has overhead loft access hatch, fitted carpet and access to all apartments including three generously proportioned bedrooms (two of which most inbuilt storage facilities) and a superb, newly created bathroom which has tiled flooring, four piece bathroom suite comprising low-level WC, wash hand basin and panelled bath with coordinating large shower stall with mains shower within.

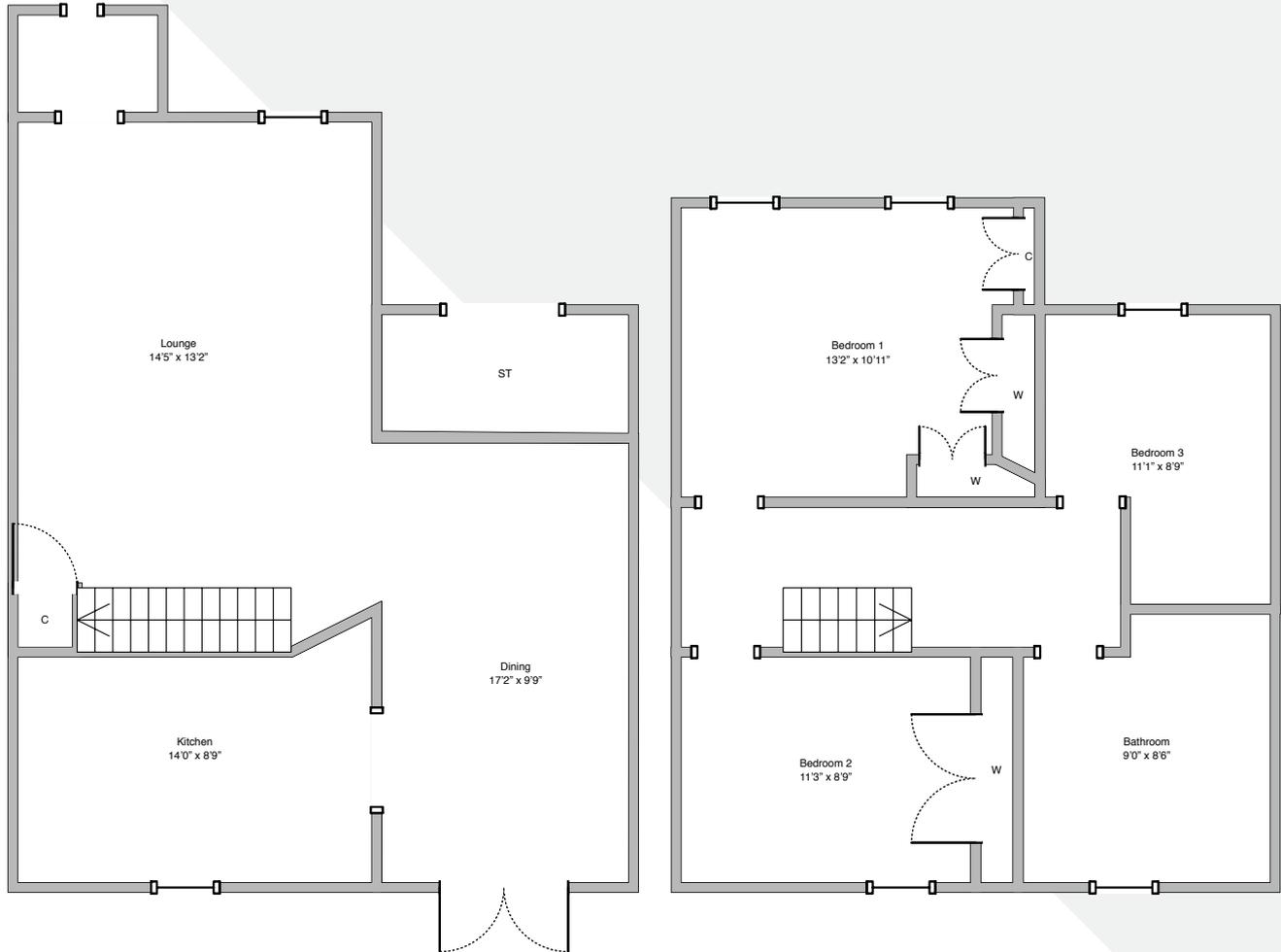
Further features include gas fired central heating, double glazing, landscaped rear gardens which are decked and slate chipped for ease of maintenance with timber fencing providing enclosure - these gardens must be viewed and are ideal to be enjoyed throughout all seasons. The front garden is now an excellent parking facility on a generous mono blocked area and extensive storage is provided within part of the original garage area.

Early viewing is recommended as property of the standard and style rarely grace the market within this particular pocket therefore, the agents anticipate a great response from their marketing endeavours. 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.









The Estate Agency service you deserve from the people you can trust.



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

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