



**OLD KILPATRICK**

12 LEWIS GROVE



CALEDONIA  
BUREAU



12 LEWIS GROVE, OLD KILPATRICK G60 5LB

A well laid out, corner sited, six apartment Detached Villa within a sought after pocket within Old Kilpatrick.

**Main Description**

A rarely available, six apartment Detached Villa occupying a prime corner siting at a cul-de-sac within the ever popular Western Isles development amidst the much sought after pocket of Old Kilpatrick

Well laid out family accommodation can be found well appointed throughout Hall with two storage cupboards off, generously proportioned 17ft Bay windowed Lounge, Separate Dining Room with patio doors out to the rear garden, well fitted Dining Kitchen on semi open plan with Utility Room, Downstairs W.C, Four Double Bedrooms (three with in-built storage) , Recently refitted, fully tiled master en-suite shower room and a sumptuous, fully tiled bathroom with three piece suite and mains shower fitted.

Further features include Gas Central Heating, Double Glazing, Well tended front and well proportioned lawned rear gardens enclosed all round, There is twin driveway to an 18ft single garage which has power and light installed and scope for conversion to further accommodation. Quality extras may be included and the agents anticipate a great response from their marketing endeavours as the property is presented to the market in walk-in order.

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 | Property Ref: ?



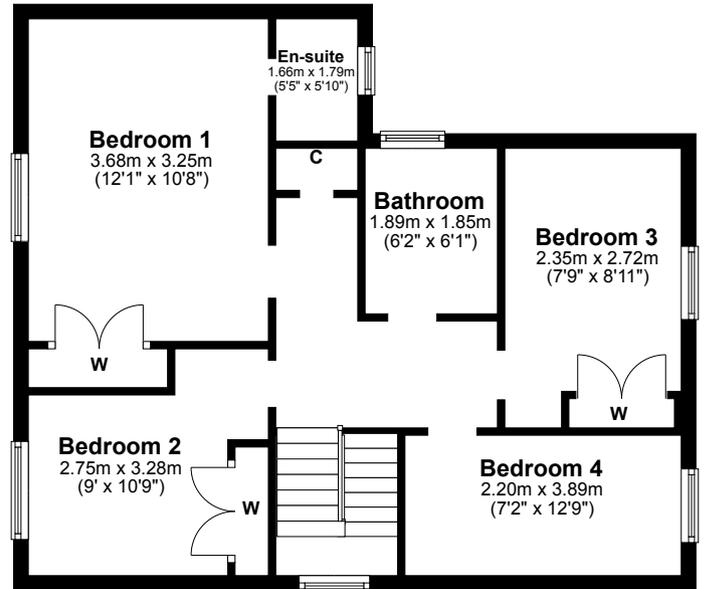
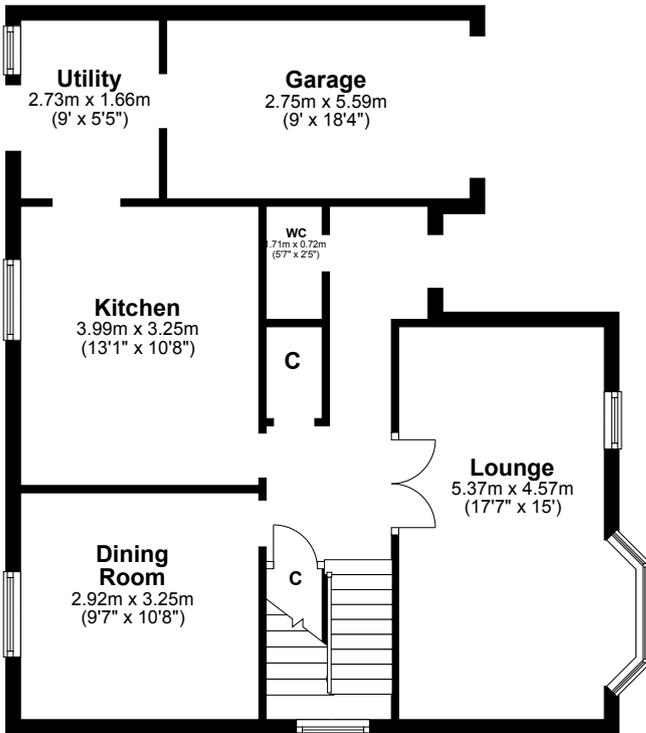
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2 Dumbarton Road, Clydebank G81 1TU T.0333 241 3333 E.clydebank@caledoniabureau.co.uk