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<p><b>REFERENCE</b> 8831</p> <p><b>PRICE</b> Offers over £69,995</p> <p><b>SELLER</b> Clients of Clydebank Estate &amp; Letting Agents</p> <p><b>PROPERTY ADDRESS</b> Flat 2/3, 4 Barclay Street, Old Kilpatrick, G60 5DF</p> <p><b>Property Misdescriptions Act:</b> Please note that these particulars are prepared by us on the basis of information provided to us by our client. We have not tested the electrics, Fixtures, fittings or other appliances that may be within the property, including the Central Heating. Prospective purchasers can make their own enquiry.</p> <p><b>VIEWING</b> By appointment only: Please contact our office at: 48 Kilbowie Road, Clydebank on 0141 952 9988.</p>	<p><b>YOUR NEXT MOVE</b></p> <p><b>MORTGAGES</b> If you require mortgage advice please contact our office and a member of staff can assist you further with this.</p> <p><b>SOLICITORS</b> We can provide preferential solicitor fees through our relationship with local solicitors.</p> <p><b>MARKET APPRAISALS</b> To enable you to ascertain your own purchasing power we offer a FREE valuation service. Please contact 0141 952 9988</p> <p><b>MONEY LAUNDERING</b> Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.</p> <p><b>OFFERS</b> All offers and intimations of interest to:- Tel: 0141 952 9988 Fax: 0141 952 2622</p>
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**CLYDEBANK**  
 Estate & Letting Agents



**Flat 2/3, 4 Barclay Street  
 Old Kilpatrick  
 G60 5DF**

**Offers over £69,995**



Clydebank Estate & Letting Agents proudly offer to market this immaculately presented ONE bedroom, second floor flat within the village of Old Kilpatrick.

With open plan living space, beautifully finished bathroom and breathtaking views of the Erskine Bridge and Kilpatrick Hills, this property won't be available for long.

Early viewing is highly recommended,



## Property Information

The property is accessed via a bright and welcoming entrance hallway leading to all rooms. The lounge is spacious and freshly decorated with beautiful feature bay window providing breathtaking views of the Kilpatrick Hills and Erskine Bridge. The kitchen, accessed via the lounge, comprises a combination of wall and floor mounted modern units with integrated oven, gas hob and hood. The double bedroom has a large feature window, flooding the room

## Room Sizes

Lounge: 4.02m x 3.03m

Kitchen: 2.79m x 1.86m

Bedroom: 4.09m x 3.37m

Bathroom: 4.22m x 1.61m

## Location

Old Kilpatrick is a quiet village with excellent views towards Kilpatrick Hills and fantastic walks along The Forth and Clyde Canal. Whilst offering a quiet location, the property is within easy reach of Glasgow City Centre, Erskine Bridge, M8, Glasgow Airport and Golden Jubilee Hospital making this a perfect commuter location.

