



CLYDEBANK
Estate & Letting Agents

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REFERENCE
8824

PRICE
Offers over £109,995

SELLER
Clients of Clydebank Estate & Letting Agents

PROPERTY ADDRESS
3 Lusset Glen, Old Kilpatrick, G60 5DD

Property Misdescriptions Act: 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.

VIEWING
By appointment only: Please contact our office at: 48 Kilbowie Road, Clydebank on 0141 952 9988.

YOUR NEXT MOVE

MORTGAGES
If you require mortgage advice please contact our office and a member of staff can assist you further with this.

SOLICITORS
We can provide preferential solicitor fees through our relationship with local solicitors.

MARKET APPRAISALS
To enable you to ascertain your own purchasing power we offer a FREE valuation service. Please contact 0141 952 9988

MONEY LAUNDERING
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.

OFFERS
All offers and intimations of interest to:-
Tel: 0141 952 9988 Fax: 0141 952 2622



**3 Lusset Glen
Old Kilpatrick
G60 5DD**

Offers over £109,995

Clydebank Estate & Letting Agents proudly present to market this truly unique upper conversion within the sought after village of Old Kilpatrick.

With **THREE** spacious bedrooms and spacious loft conversion, this property offers fantastic family accommodation and early viewing is highly recommended.



Property Information

The property is accessed via an entrance vestibule with staircase to main entrance hallway and further staircase to loft conversion. The lounge, to the front of the property is spacious and welcoming with traditional wood flooring and dual aspect windows, flooding the room with natural light. The traditional style kitchen comprises a combination of wall and floor mounted units with freestanding oven and space for further appliances. The master bedroom has a beautiful traditional feel with high ceilings creating a fantastic feeling of space and feature bay window. The spacious second double bedroom, currently utilised as a further lounge area has a beautiful open outlook over the rear gardens. The third double bedroom is also quietly situated to the rear of the property and has been freshly and neutrally decorated and currently utilised as a home office. The family bathroom has been recently upgraded to include a modern three piece white suite with full height wet wall and shower over the bath. The loft area is accessed via a fixed traditional

Room Sizes

Lounge: 4.53m x 3.82m
Kitchen: 3.49m x 2.16m
Master Bedroom: 4.07m x 3.47m
Bedroom Two: 3.93m x 3.19m
Bedroom Three: 3.98m x 2.69m
Bathroom: 1.88m x 2.64m
Hallway (excluding staircase area): 6.29m x 1.14m
Loft Conversion Room One: 5.85m x 3.79m
Loft Conversion Room Two: 2.63m x 4.38m

Location

Lusset Glen is situated within the Village of Old Kilpatrick. Old Kilpatrick is a village with excellent views towards Kilpatrick Hills and fantastic walks along The Forth and Clyde Canal. Whilst making the most of the rural aspects of the village it is within easy reach of Glasgow City Centre, Glasgow Airport and Loch Lomond. Rail and Bus links are easily accessible and road links such as A82, Erskine Bridge, M8, are within minutes from this property.

