



CLYDEBANK
Estate & Letting Agents

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REFERENCE
8944

PRICE
Offers over £77,995

SELLER
Clients of Clydebank Estate & Letting Agents

PROPERTY ADDRESS
41 Erskine View, Old Kilpatrick, G60 5JG

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



**41 Erskine View
Old Kilpatrick
G60 5JG**

Offers over £77,995

Clydebank Estate & Letting Agents proudly offer to market this well presented ONE bedroom lower cottage flat with substantial private garden grounds, located within the sought after village of Old Kilpatrick.



Property Information

The property is accessed via an entrance hallway leading to all rooms with walk-in cupboard and smaller additional storage cupboard. The lounge, to the front of the property is spacious and bright with feature fireplace and storage cupboard. The kitchen comprises a combination of wall and floor mounted units with integrated oven, gas hob and hood as well as under counter fridge, freezer and washing machine. The spacious double bedroom has

Room Sizes

Lounge: 4.57m x 3.67m

Bedroom: 3.06m x 3.06m

Kitchen: 3.13m x 2.14m

Shower Room: 1.91m x 1.33m

Location

Erskine View is situated within the village of Old Kilpatrick. This property is within easy reach of Clydebank Shopping Centre and Great Western Retail Park. It is accessible for train and bus links to Glasgow City Centre and Loch Lomond and within easy reach of Glasgow Airport. It is also conveniently located to major road links such as A82 and M8.

