



the **property** experts

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The Courtyard House
Drums
Old Kilpatrick
Glasgow G60 5HL



description



This unique property is located in semi-rural elevated position with views over the Erskine Bridge and the surrounding countryside from the bedrooms. A sweeping private road gives access to the property which comprises of a courtyard entrance, a hallway with skylight, large cellar and boiler room, a spacious dining kitchen with skylight and windows overlooking the courtyard, a spacious lounge which then leads to a further hallway with bathroom off and storage cupboard. This hallway then leads to the upper landing with 3 double bedrooms offering magnificent country views, and a spacious shower room.

The property is heated by a conventional gas boiler, and has secondary glazing in most principle rooms.

The property offers easy access to the Erskine Bridge, and benefits from the nearby amenities of Old Kilpatrick.

measurements

ROOMS

Kitchen Dining Room - 16'1" x 13'1" (4.9m x 4m)

Living Room - 15'5" x 14'9" (4.7m x 4.5m) Bathroom - 8'6" x 5'9" (2.6m x 1.75m)

Upper Floor

Bedroom 1 - 13'5" x 9'2" (4.1m x 2.8m) Bedroom 2 - 12'2" x 12'2" (3.7m x 3.7m)

Bedroom 3 - 15'5" x 9'2" (4.7m x 2.8m) Shower Room - 11'10" x 6'3" (3.6m x 1.9m)



VIEWINGS, OFFERS AND SURVEYS

Viewings are by appointment only and can be arranged by contacting **0141 221 7993**.

All offers and intimations of interest should be submitted to **Fineholm, 114 Union Street, Glasgow, G1 3QQ**.

We can appoint **Surveyors** on your behalf as part of our free, no obligation service.

Date of Entry: Negotiable.

DISCLAIMER

Fineholm would like to draw your attention to the following:

1. These particulars do not constitute part of an offer or contract.
2. These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements or facts.
3. Nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise. We have not carried out a structural survey or assessed the services, appliances or any fittings.

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