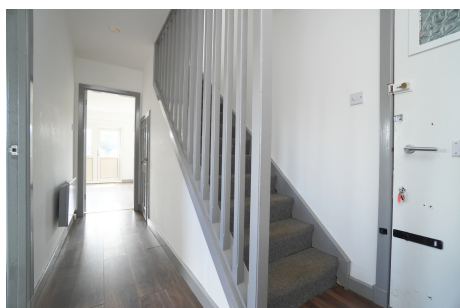




Flat 10, 22 New Street, Duntocher G81 6DF
Offers Over £83,000

3 BED FLAT



 **McHugh**
Estate Agents



Features

3 Double Bedrooms

Family-sized accommodation

Maisonette flat over top two floors

South facing Balcony

Dining Size Kitchen

Double Glazing and Gas Central Heating

Naturally bright throughout

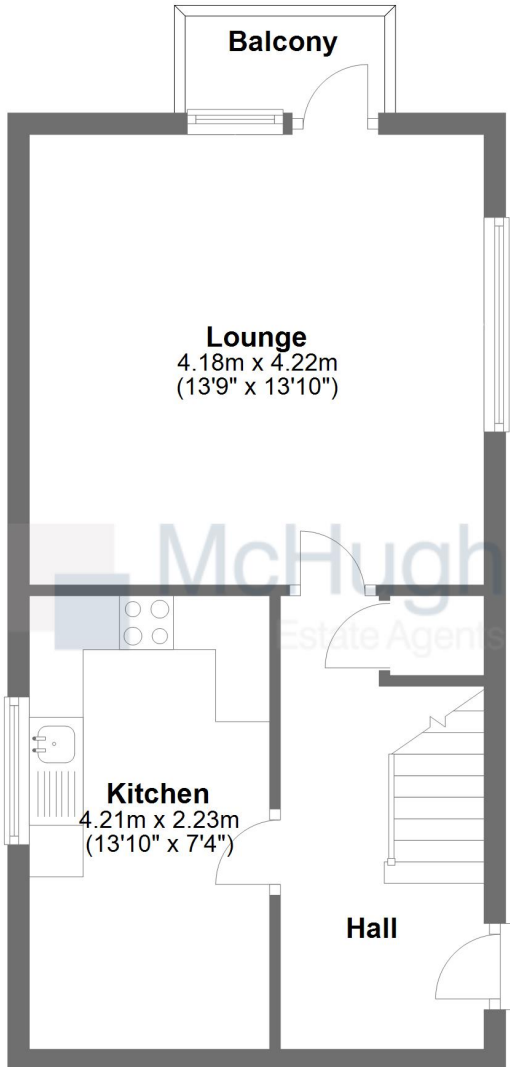
Pleasant location next to playing fields



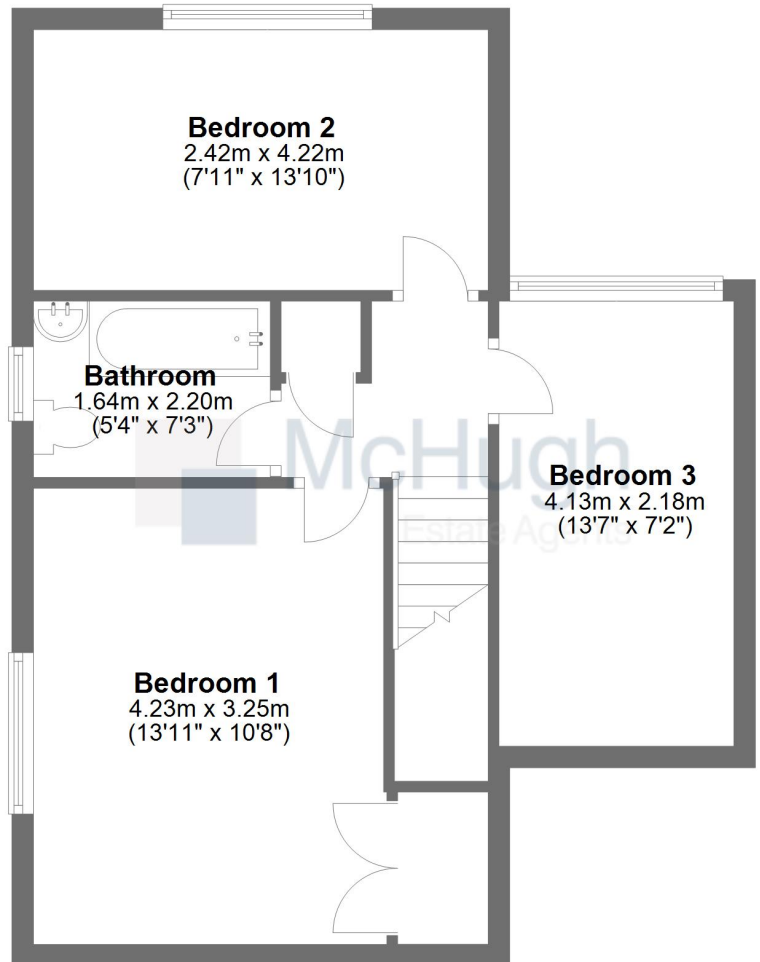
3 BED FLAT

Flat 10, 22 New Street, Duntocher G81 6DF

Ground Floor



First Floor



This floorplan has been created for guidance purposes only.
Plan produced using PlanUp.

Flat 10, 22 New Street, Duntocher G81 6DF

Situated in the heart of Duntocher and offering elevated outlooks over the district from the side windows and balcony, this exceptionally spacious three bedroom maisonette offers affordable, family-sized accommodation on the top two floors of the building.

Accommodation

The tastefully upgraded flat is formed over two levels. The entrance door leads from the well presented communal landing to the long, welcoming hallway which benefits from an under-stair storage cupboard. The spacious lounge is flooded with light and has ample space for a range of furniture. Off the lounge is the South facing balcony which has panoramic views over Burnbrae Gardens and local woodland. The refitted kitchen has space for a dining area and has an integrated electric hob, oven and hood.

The upper floor comprises a large main bedroom with a deep-set double wardrobe and outlooks towards Fore Park. There are two further double bedrooms, each with pleasant, elevated outlooks. The tiled bathroom has a white three piece suite and an electric shower.

Heating and Glazing

The property is fully double glazed and has modern electric wall-panel heaters.

Gardens

The communal grounds are maintained by West Dunbartonshire Council.

Location

New Street is in an ideal location for access to both main commuter routes and local amenities. Routes to Glasgow, Clydebank and motorway links can be reached within minutes via Kilbowie Road or A82 Great Western Road. Shopping facilities, Goldenhill, Carleith and St. Mary's Primary Schools are all within 10 minutes walk.

SAT NAV ref - G81 6DF

Dimensions

Lounge

4.18m x 4.22m

Kitchen

4.21m x 2.23m

Bedroom 1

4.23m x 3.25m

Bedroom 2

2.42m x 4.22m

Bedroom 3

4.13m x 2.18m

Bathroom

1.64m x 2.20m



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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