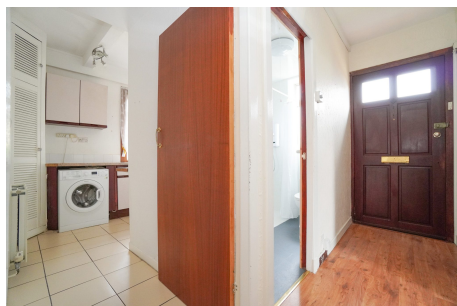




42 North Elgin Street, Clydebank  
**Offers Over £72,000**

2 BED FLAT



 **McHugh**  
Estate Agents



## Features

2 Bedrooms

Lower Cottage Flat

Large suntrap garden

Walking distance to Town Centre

Attractively priced!

New easy-access Shower Room installed

Double Glazing and Gas Central Heating

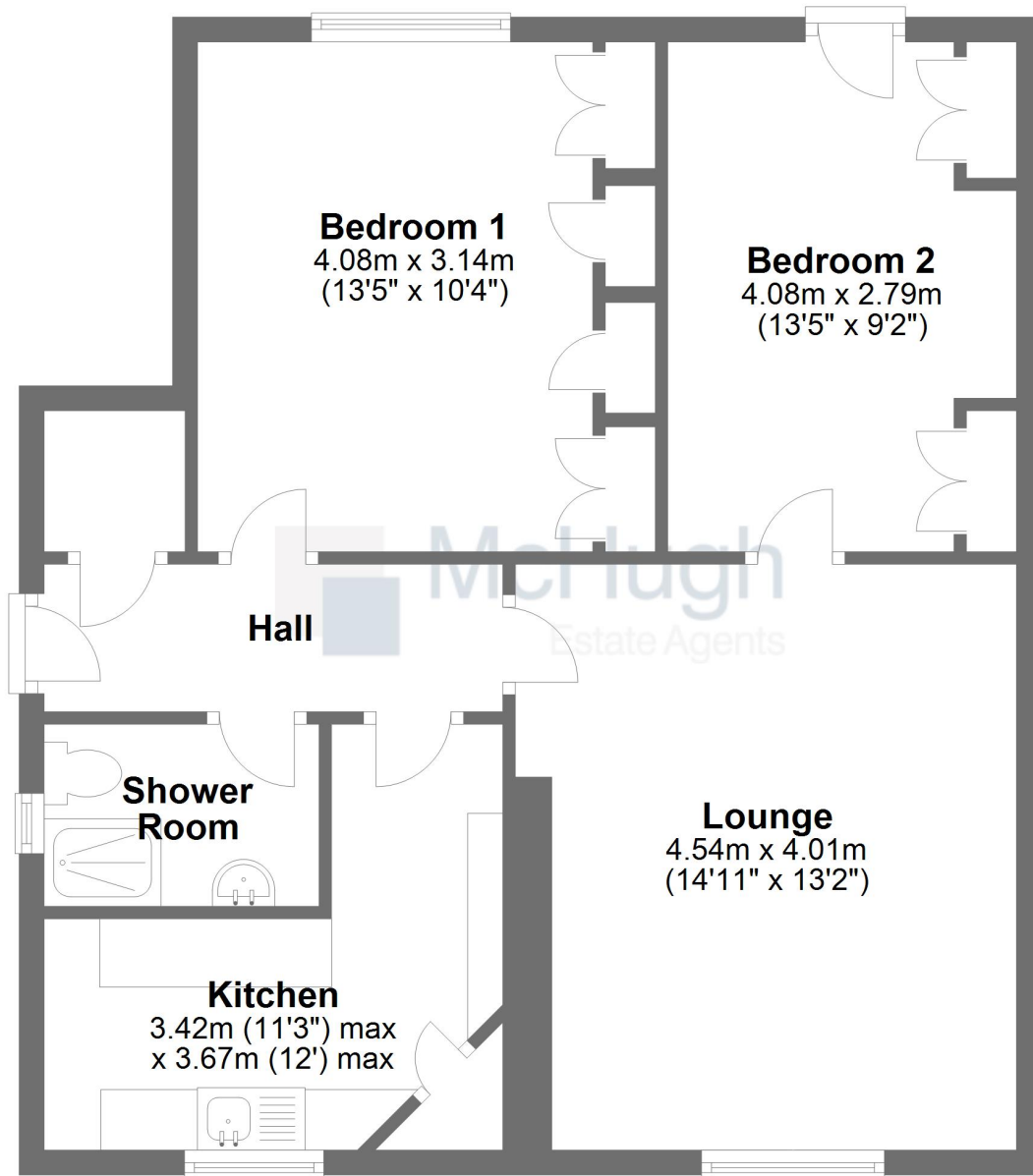
Handy for buses and train services



## 2 BED FLAT

42 North Elgin Street, Clydebank

# Floor Plan



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

# 42 North Elgin Street, Clydebank

This well-maintained 2 bedroom lower cottage flat provides bright and spacious accommodation suitable for both young and older generations alike. The property is conveniently positioned within a short walk of buses, trains, schools and shops and features a large, fully enclosed, suntrap rear garden.

## Accommodation

Access to the flat is at the side of the building where a central hallway leads to the all rooms apart from Bedroom 2. The generously proportioned lounge has a pleasant open outlook to the front and offers plenty space for a variety of furniture options. The L-shaped kitchen is naturally bright and benefits from a window overlooking the front garden and a two-seat breakfast bar area. Bedroom 1 is a double room with ample inbuilt bedroom furniture and outlooks to the rear. Bedroom 2 also benefits from fitted storage and has a glazed door to the fully enclosed rear garden. The recently updated shower room has a low-rise shower tray, a modern white suite and is finished in easily maintained wet-wall panelling.

## Heating and Glazing

The property has double glazing and gas central heating (Worcester boiler)

## Gardens

There is a neat lawn garden to the front of the property, which has attractive borders and is enclosed by metal fencing. At the rear, the large fully enclosed garden enjoys southerly exposures, has a suntrap patio, a large lawn and a timber storage hut in situ.

## Location

42 North Elgin Street is located just off Barns Street, which is a main route to and from the town. It is a popular residential location which is central for all the recent and forthcoming regeneration plans for the town. Some of the attractions which are within walking distance include Clydebank Leisure Centre, Clyde Shopping Centre, a large business park, the Forth and Clyde Canal, frequent bus and rail travel.

Excellent road links to Glasgow, Loch Lomond and M8 Motorway are within a short drive.

SAT NAV ref - G81 1BZ

## Dimensions

### Lounge

4.54m x 4.01m

### Kitchen (L-shaped)

3.42m x 3.67m

### Bedroom 1

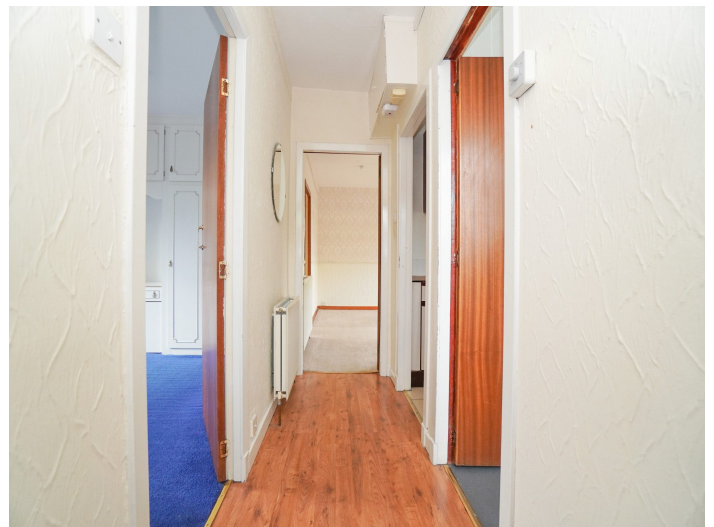
4.08m x 3.14m

### Bedroom 2

4.08m x 2.79m

### Shower Room

1.81m 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.

### **McHugh Estate Agents**

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