



2/1, 20 Antonine Gate, Duntocher  
**Offers Over £99,995**

1 BED FLAT



 **McHugh**  
Estate Agents



## Features

One Bedroom

Top Floor Flat

Open outlooks to the South and West

Private attic space

Walk-in condition

Residents Car Park (Allocated Bay)

Perfect for 1st time buyers

Walking distance to shops and bus stops

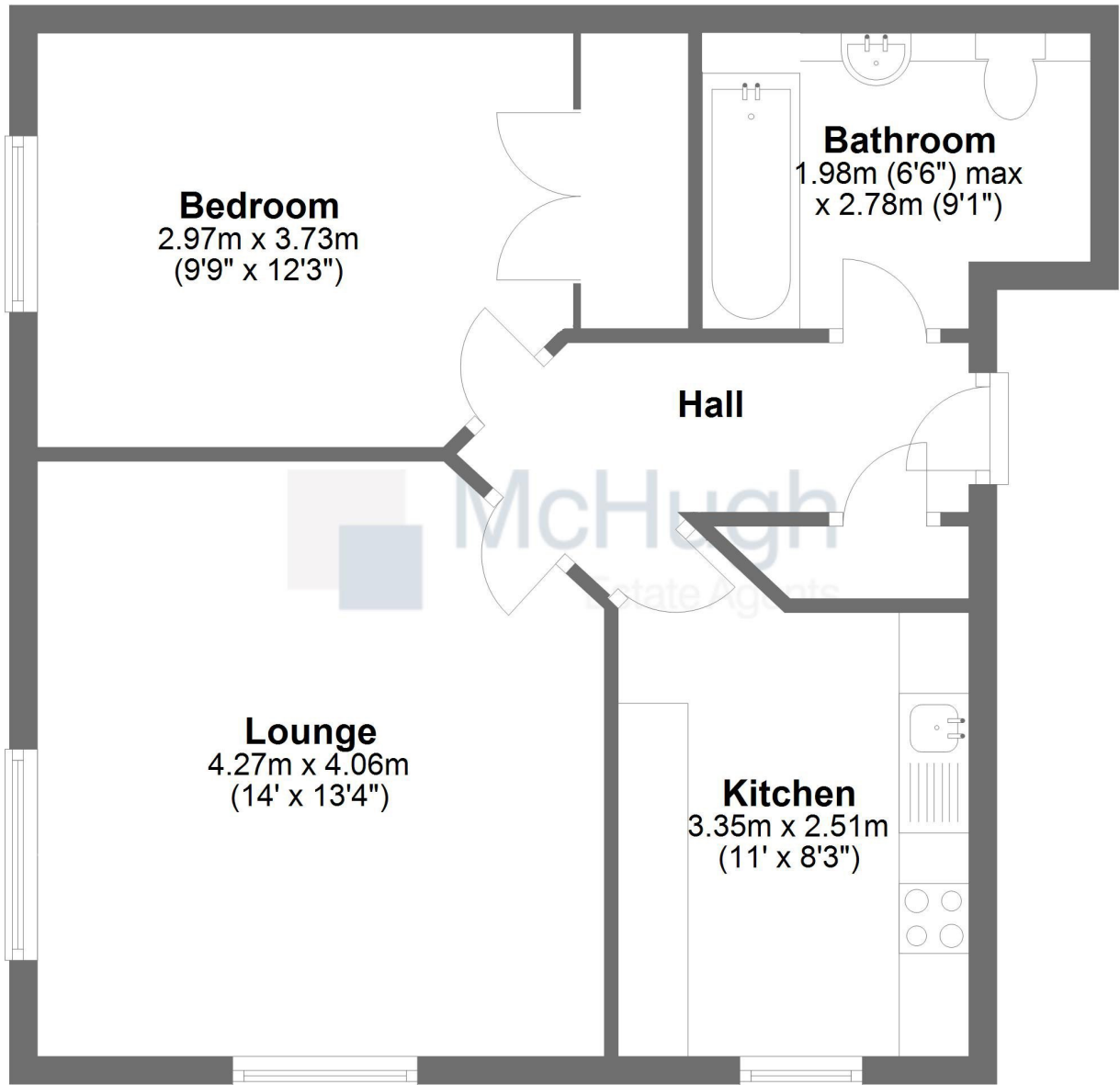
Handy for excellent road links

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2/1, 20 Antonine Gate, Duntocher

# Floor Plan



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

# 2/1, 20 Antonine Gate, Duntocher

Immaculately presented throughout, this superb one bedroom flat enjoys the preferred top floor position and provides excellent accommodation in walk in condition.

This modern flat has been exceptionally well maintained and will undoubtedly appeal to the active first time buyer market.

## Accommodation

The building is accessed via a controlled entry system to the communal hall and well presented stairway. The accommodation itself comprises an impressive entrance hall which has inbuilt storage and a ceiling hatch to the private attic storage space (the attic has a large window on the west-most elevation). Off the hall, the spacious and bright lounge has room for a variety of furniture and enjoys elevated outlooks to the South and West. The attractive shaker-style kitchen features a two-seater breakfast bar and has an integrated oven and hob. There is a generous double bedroom which has open outlooks, inbuilt wardrobes and stylish, recessed lighting. The 3 piece bathroom has a modern white suite and a mains mixer shower.

## Heating and Glazing

The flat has gas central heating (combi boiler) and UPVC double glazing.

## Gardens

The attractive communal grounds area is maintained by the factoring agent.

## Parking

Each property has a designated parking bay. The parking bay for this property is the space closest to the entrance door.

## Location

Antonine Gate is set in the ever popular Duntocher area of Clydebank and is within walking distance of St. Mary's and Carleith Primary schools, the Antonine Sports Centre and shops, bars and eateries. Frequent bus services to Clydebank and Glasgow operate within the area. The A82 Great Western Road is adjacent to the development, allowing easy access to Glasgow, Loch Lomond, The Erskine Bridge and the M8 Motorway.

SAT NAV ref - G81 6EG

## Dimensions

### Lounge

4.27m x 4.06m

### Kitchen

3.35m x 2.51m

### Bedroom

2.97m x 3.73m

### Bathroom

1.98m x 2.78m



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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