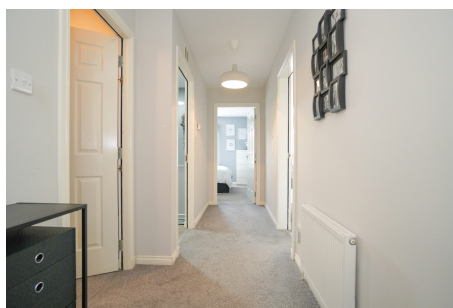




1/2 2 Littlemill Court, Bowling
Offers Over £109,000

1 BED FLAT



 **McHugh**
Estate Agents



Features

One Bedroom

First Floor Flat

South Facing Balcony

Stylish refitted Kitchen

4 seat Breakfast Bar

Elegant decor throughout

Well maintained communal areas

Large residents' car park

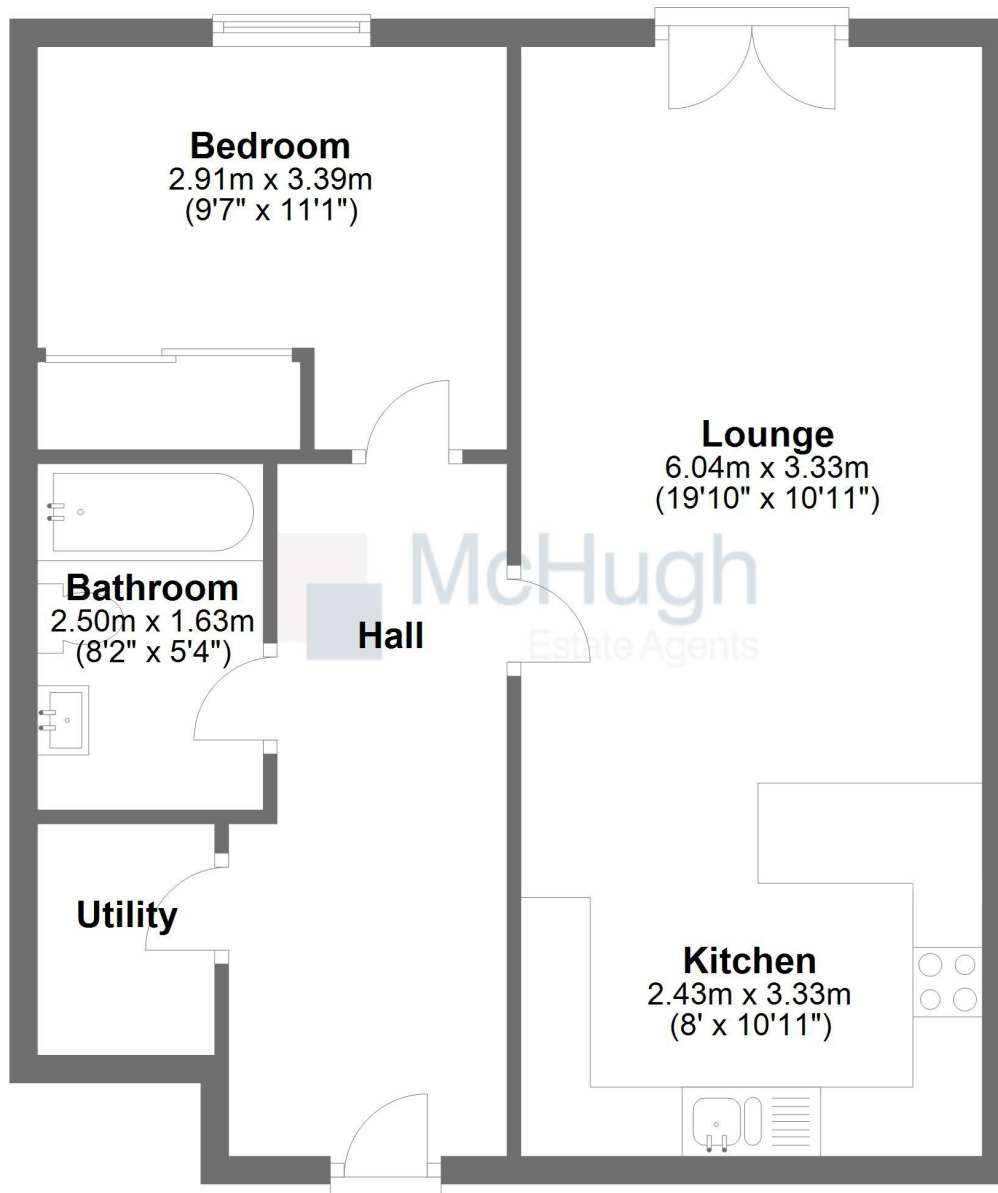
Walking distance to train station

1 BED FLAT



1/2 2 Littlemill Court, Bowling

Floor Plan



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

1/2 2 Littlemill Court, Bowling

Set on the first floor of a well presented, modern building, this immaculate one bedroom flat provides stylish upgraded accommodation in show home condition.

The development is located within the sought after village of Bowling which has a wealth of scenic walks and cycles along the Forth and Clyde Canal and local hillside.

Accommodation

The well maintained entrance and stairway leads to the first floor where a door opens to the landing for each of the four flats on this level. On entering the flat itself, there is an impressive central hallway which accesses each of the rooms. The lounge is a stylish room with French doors and a South facing Juliet balcony. The open plan kitchen has been refitted in contemporary anthracite shaker-style units and provides integrated appliances (fridge/freezer, electric oven, electric hob) and fabulous 4 seat dining/breakfast bar. A large cupboard in the hall has been plumbed and shelved to provide a very practical utility area. The elegant double bedroom has outlooks to the front and inbuilt mirror door wardrobes. The modern bathroom comprises a white three piece suite with a mains mixer over-bath shower.

Heating and Glazing

The subjects benefit from gas central heating, double glazing, and a controlled entrance system.

Location

Littlemill Court is conveniently positioned for easy access to local shops, Bowling railway station and bus services. For those commuting by car, the A82 Great Western Road is close by and provides quick access to Clydebank, Dumbarton, Loch Lomond, Glasgow Airport and M8 Motorway.
SAT NAV Ref - G60 5BP

Dimensions

Lounge
6.04m x 3.33m

Kitchen
2.43m x 3.33m

Bedroom 1
2.91m x 3.39m

Bathroom
2.560m x 1.63m



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
576 Kilbowie Road
Hardgate Cross
Clydebank
G81 6QU
01389 879941
info@mchughestateagents.co.uk