



1/2, 367 Kilbowie Road, Clydebank
Offers Over £72,500

2 BED FLAT



 **McHugh**
Estate Agents



Features

2 Double Bedrooms

Spacious 1st Floor Flat

Well maintained communal building

Town Centre Location

Secure Entry System

5 min walk to Singer Train Station

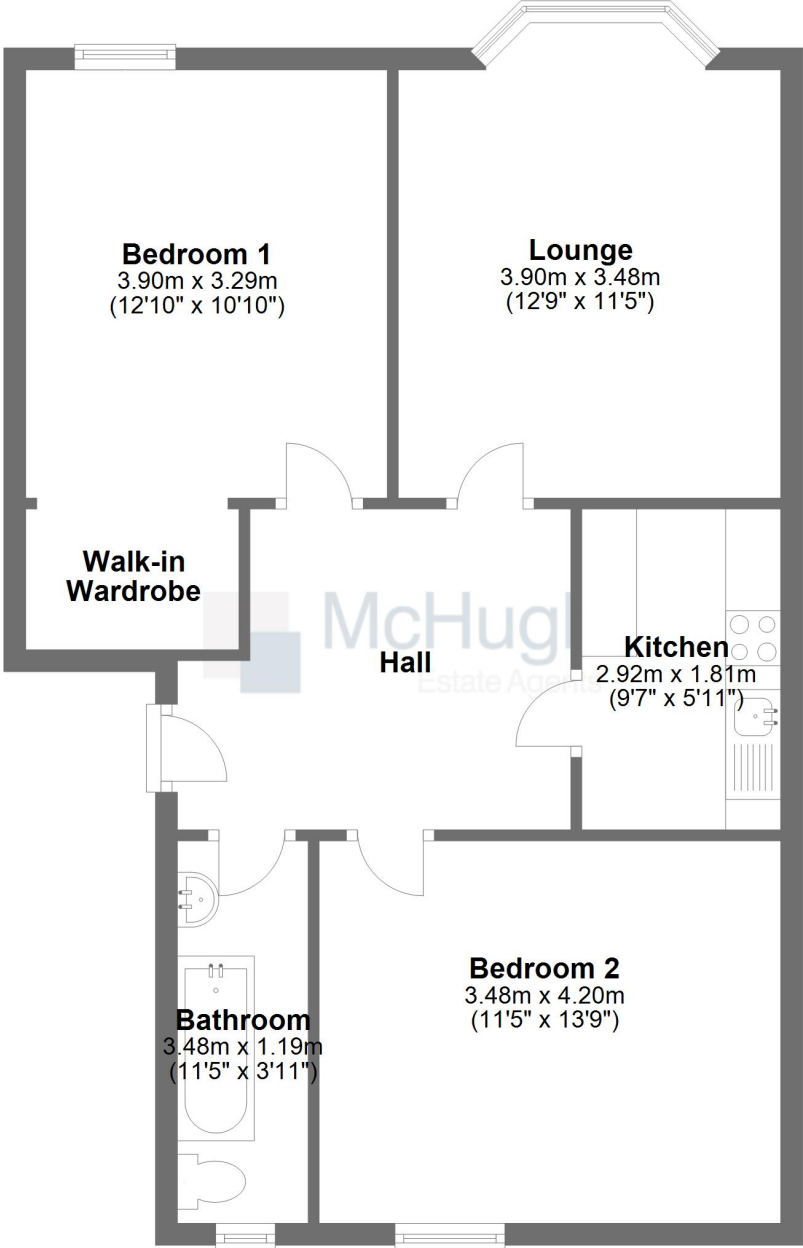
Handy for all town centre amenities



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Floor Plan



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

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This exceptionally spacious 2 bedroom flat is positioned on the first floor of a town centre tenement building. The flat benefits from security entry, a well maintained communal hall and stairs, gas central heating and double glazing. The property will be of particular interest to first time buyers and Buy-to-Let investors.

Accommodation

The communal entrance door is accessed via gated pathway from Crown Avenue. Once inside the building the communal hall and stairs lead to the first floor, where this property shares a landing with one other flat. On entering the flat itself, there is an immediately impressive, spacious hall which leads to all rooms. The lounge is a naturally bright room with a bay window to the front. There is a white gloss fitted kitchen with ample wall and floor level storage. Bedroom 1 is a large double room to the front of the building with a deep, walk-in wardrobe. Bedroom 2 is a further double room at the rear. The fully tiled bathroom has a white 3 piece suite and an electric shower.

Heating and Glazing

The property has gas central heating and upvc double glazing.

Location

The property is situated within walking distance of a wealth of amenities on offer in Clydebank, including, the Clyde Shopping Centre, Clydebank business park, West College, train stations, bus services, bars/restaurants and leisure facilities at the new Queen's Quay. The Forth & Clyde Canal is also close to hand, providing a scenic route for walkers/cyclists to Glasgow, Dalmuir (Golden Jubilee Hospital) and the Bowling Basin.

SAT NAV - G81 2TU

Dimensions

Lounge
3.90m x 3.48m

Kitchen
2.91m x 1.81m

Bedroom 1
3.90m x 3.29m

Bedroom 2
3.48m x 4.20m

Bathroom
3.48m x 1.19m



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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