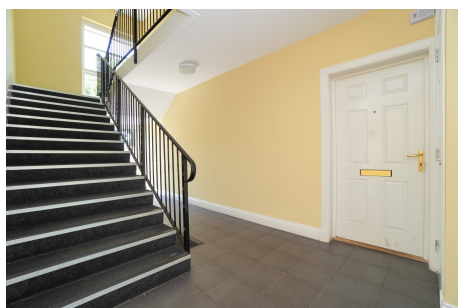




0/2, 3 Littlemill Place, Bowling  
**Offers Over £135,000**

2 BED FLAT



 **McHugh**  
Estate Agents



## Features

2 Double Bedrooms

Ground Floor Position

All on the level accommodation

French doors to South facing rear garden

Master Bedroom with Ensuite Shower Room

Sought after development

Allocated Parking Bay

5 mins walk to Bowling train station

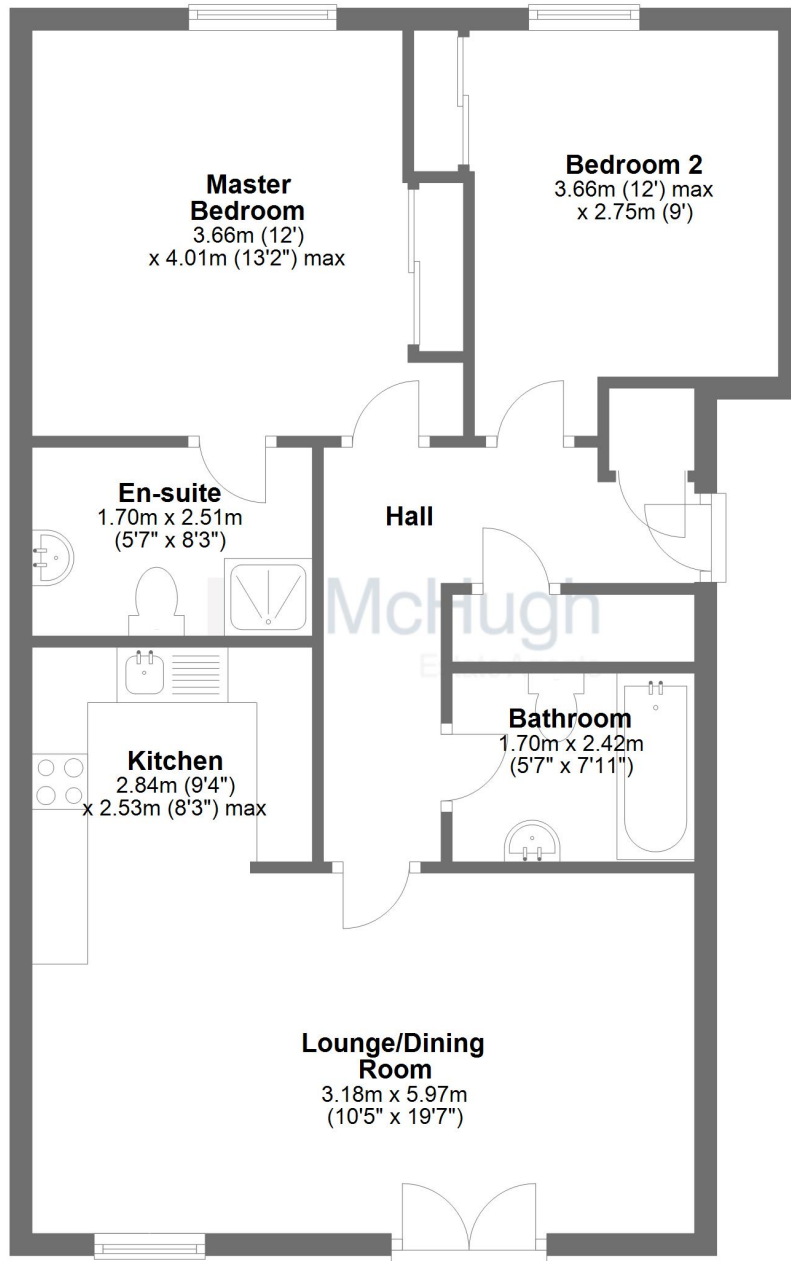
15 minutes drive to Loch Lomond



## 2 BED FLAT

0/2, 3 Littlemill Place, Bowling

# Floor Plan



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

# 0/2, 3 Littlemill Place, Bowling

Set in an exclusive development within the ever popular Clydeside village of Bowling, this spacious 2 bedroom flat enjoys an all-on-the-level ground floor position and provides tasteful accommodation in move-in condition.

## Accommodation

A bright communal hall is shared by only 4 properties in the building (2 on each level). Flat 0/2 opens to an L-shaped entrance hall, from which all rooms are accessed. The well presented lounge/dining and kitchen has French doors to the South facing patio and communal gardens. The lounge is a comfortably proportioned area, suitable for a variety of furniture options. The modern kitchen has an eye-level oven, gas hob and integrated fridge/freezer.

The principal bedroom is a well proportioned double room with inbuilt mirror door wardrobes and a spacious ensuite shower room off. Bedroom two is a further double room which also benefits from inbuilt mirror door wardrobes. The immaculate bathroom is fitted with a white 3 piece suite and benefits from a mains mixer shower.

There are two sizeable inbuilt cupboards in the hall, offering plenty of practical storage space.

## Heating and Windows

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

## Location

Littlemill Place is conveniently positioned for easy access to local shops, cycle paths and local attractions such as Bowling Basin and the Forth and Clyde Canal. Bowling railway station is just along the road and frequent bus services are available on Dumbarton Road. 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 5BJ

## Dimensions

Lounge/Dining Room  
5.97m x 3.18m

Kitchen  
2.84m x 2.52m

Bedroom 1  
3.66m x 4.01m

Ensuite  
1.70m x 2.51m

Bedroom 2  
3.66m x 2.75m

Bathroom  
1.70m x 2.42m



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](mailto:info@mchughestateagents.co.uk)