



23 Hillend Crescent, Clydebank  
**Offers Over £95,000**

3 BED FLAT



 **McHugh**  
Estate Agents



## Features

Spacious upper cottage garden flat

3 double bedrooms

Gas CH & Double Glazing

Quiet corner setting

Large fitted breakfast kitchen

Generous lounge

Bathroom with white suite and mains shower

Bright fresh decor throughout

Close to all amenities

On street parking

## 3 BED FLAT



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GROSS INTERNAL AREA  
 Below Ground: 5 m<sup>2</sup>, FLOOR 2: 86 m<sup>2</sup>  
 TOTAL: 91 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# 23 Hillend Crescent, Clydebank

This bright freshly decorated, (newly carpeted throughout) and exceptionally spacious 3 double bedroom upper cottage garden flat enjoys a quiet corner setting, just off Beeches Road, and provides excellent flexible family sized accommodation at an affordable asking price.

Early viewing is recommended for this fine family home.

## Accommodation

Side door entry opens to the newly carpeted staircase leading up to the carpeted upper hall. Inbuilt storage cupboard and access hatch to the large loft storage space.

Attractive and generously proportioned lounge with open outlooks to the front and rear.

Bright spacious fitted breakfasting kitchen.

Well presented bathroom with white suite and over bath mains shower.

3 bright fresh and generous family sized double bedrooms.

## Glazing and Heating

The subjects have replacement double glazing and gas fired central heating.

## Gardens

There is a lawned garden to the side and a well laid out lawn/drying green to the rear. On street parking is available.

## Location

The property enjoys a quiet convenient location just off Beeches Road and only a 5 minute walk from the shopping facilities at Hardgate Cross.

Local primary schools and bus transport are within easy reach. Clydebank shopping/leisure complex is about 10 minute drive.

Sat Nav reference G81 6HL

## Dimensions

Lounge 4.90m x 3.97m

Kitchen 3.57m x 2.83m

Bed 1 4.72m x 3.34m

Bed 2 3.66m x 3.16m

Bed 3 3.75m x 2.73m

Bathroom 2.59m x 1.68m



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)