



43c Ocean Field, Clydebank  
**Offers Over £115,000**

2 BED FLAT



 **McHugh**  
Estate Agents



## Features

2 Double Bedrooms

Ground Floor Position

Ensuite Shower Room

Bright, tiled bathroom

Large Lounge with Bay Window

Well maintained communal building

Attractive cul-de-sac development

Handy for excellent road links

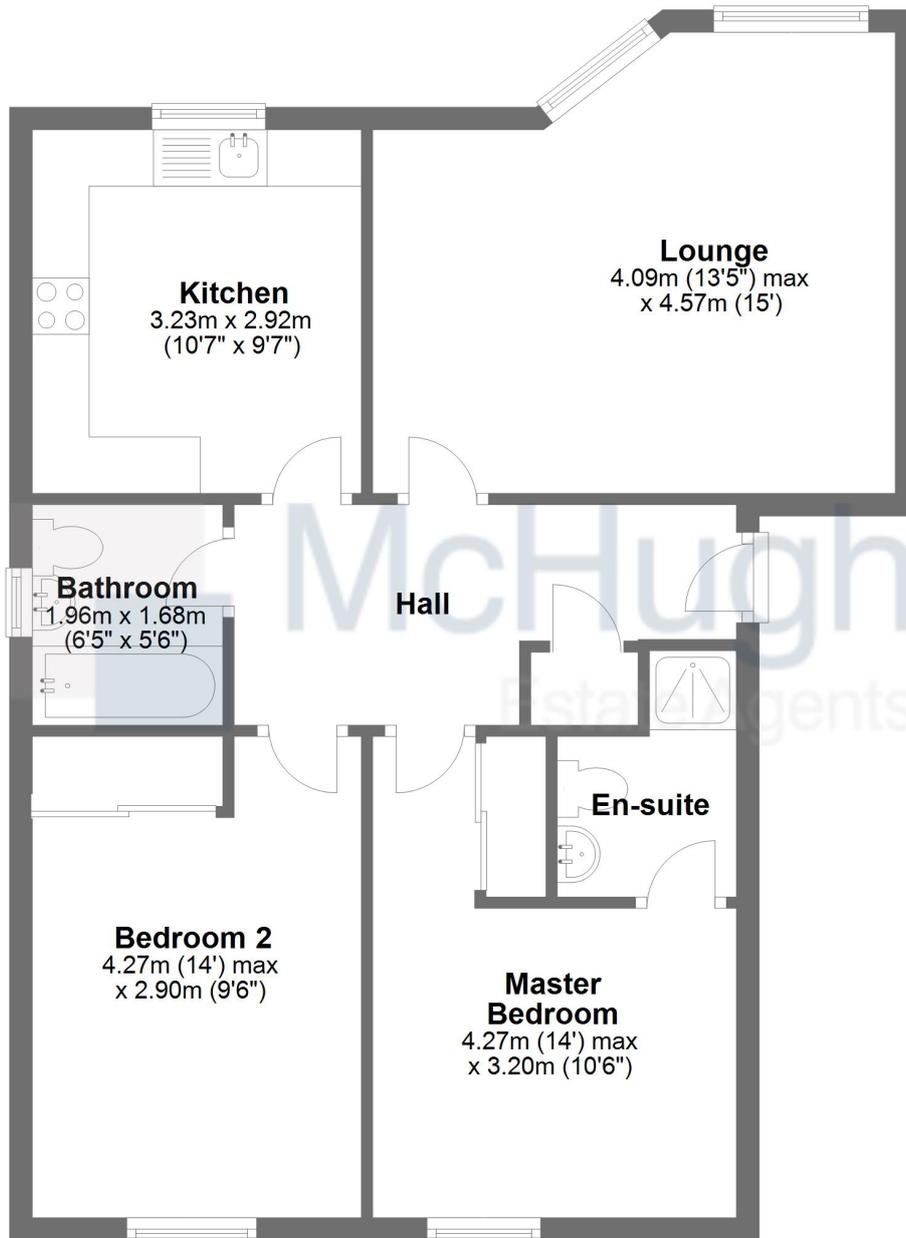
Residents Car Park (Allocated Bay)

## 2 BED FLAT



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## Floor Plan



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

# 43c Ocean Field, Clydebank

This naturally bright and tastefully presented flat enjoys a ground floor position within a prominent building in the exclusive Ocean Field development.

The attractive property will appeal to first time buyers, downsizers and buy-to-let investors.

## Accommodation

The building has a secure entrance system and a well maintained communal hallway. Each flat has its own entrance vestibule which provides sound insulation and draft exclusion from the communal hallway. The accommodation comprises a well proportioned hall which has a large inbuilt cupboard and accesses all rooms. The generously proportioned lounge has a bay window to the rear and can accommodate a dining table if required. The spacious white gloss kitchen has a range of base and wall units, tiling on the splash-back and integrated electric oven and gas hob. The master bedroom has inbuilt mirrored wardrobes and an ensuite shower room. Bedroom 2 is a second double bedroom also with inbuilt wardrobes. The main bathroom has a window to the side and a white three piece suite.

## Heating and Windows

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

## Gardens

The attractive landscaped grounds are maintained by the factoring agent. There is an allocated parking bay and visitor spaces in the monoblock car park.

## Location

Ocean Field is located just off Great Western Road (A82) which is the main artery to The Erskine Bridge, Glasgow's West End and the North of the city. The A82 also leads to Loch Lomond National Park, where many beautiful walks and country pursuits can be found.

Locally, the development is only a short walk to shops, schools, bars/eateries, bus transport and the Antonine Sports Centre in Duntocher village. At the rear of the Ocean Field development there are scenic woodland walks which lead past Dalmuir Golf Course.

SAT NAV ref - G81 3QW

## Dimensions

### Lounge

4.09m x 4.57m

### Kitchen

3.23m x 2.92m

### Master Bedroom

4.27m x 3.20m

### Ensuite

2.07m x 1.50m

### Bedroom 2

4.27m x 2.90m

### Bathroom

1.96m 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.

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