



25c Queen Elizabeth Court, Clydebank  
**Offers Over £125,000**

2 BED FLAT







## Features

2 Double Bedrooms

Master Bedroom with Ensuite Shower Room

1 of only 6 Largest Style flats

Lounge with walk-in Bay Window

First Floor Position

Dining Kitchen

Town Centre Location

Allocated Parking Bay

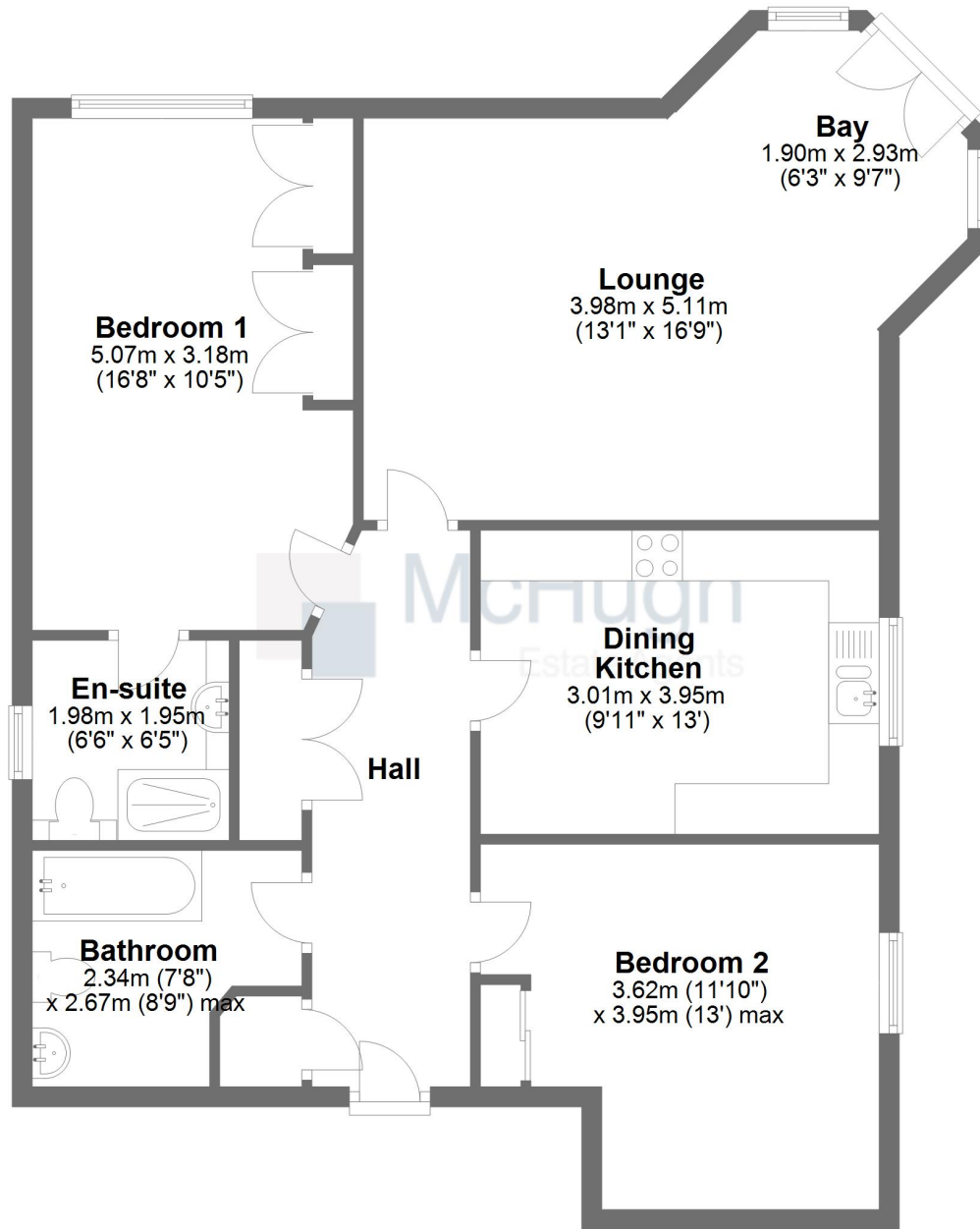
Children's playpark for residents



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# Floor Plan



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

# 25c Queen Elizabeth Court, Clydebank

This exceptionally spacious flat enjoys a first floor corner position in a sought after development close to the town centre and excellent transport links. The property is only 1 of 6 flats of this style within the development and viewing is recommended to appreciate the size of accommodation on offer.

## Accommodation

The well maintained building is accessed from the residents' car park at the rear.

Within the building is a naturally bright communal hallway and carpeted stairs which lead to the upper levels.

Once inside the flat, the accommodation comprises a long, welcoming hallway which leads to all apartments. The generous lounge has ample space for a range of furniture and features a walk-in bay window which can comfortably accommodate a dining table if required. The large dining kitchen has a variety of wall and floor units and is tiled on the splashback walls.

The well proportioned master bedroom has outlooks to the rear and benefits from an abundance of fitted storage. Off the bedroom is the shower room which has an electric shower. Bedroom 2 is a spacious double bedroom which has large inbuilt wardrobes and outlooks to the side. The main bathroom has a 3 piece suite with tiled flooring and splashbacks.

## Windows and Heating

The property is fully double glazed and has a gas fired central heating system (combi boiler).

## Gardens

The attractive communal grounds are maintained by the factoring agents.

## Location

Queen Elizabeth Court enjoys a quiet yet central location just along the road from St. Stephen's Primary School and a short walk from Clydebank High School, the property is within easy reach of Dalmeir Park & Golf Course and mainline rail services (direct to Glasgow and Edinburgh, 10 minutes walk to station). Clydebank's plentiful shopping facilities are within easy reach, as are excellent road links to Glasgow, M8 Motorway, the airport and Loch Lomond.

SAT NAV ref: G81 3BU

## Dimensions

Lounge - 3.98m x 5.11m (Bay Window area 1.90m x 2.93m)

Dining Kitchen - 3.01m x 3.95m

Bedroom 1 - 5.07m x 3.18m

Ensuite - 1.98m x 1.95m

Bedroom 2 - 3.62m x 3.95m

Bathroom - 2.34m x 2.67m





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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