



14 Betula Drive, Parkhall  
**Offers Over £119,000**

2 BED FLAT



 **McHugh**  
Estate Agents



## Features

2 Double Bedrooms

Upper cottage flat

Sought after Parkhall location

Quiet, single-sided street

15 minutes walk to train station

Handy for excellent road links

Level, suntrap gardens

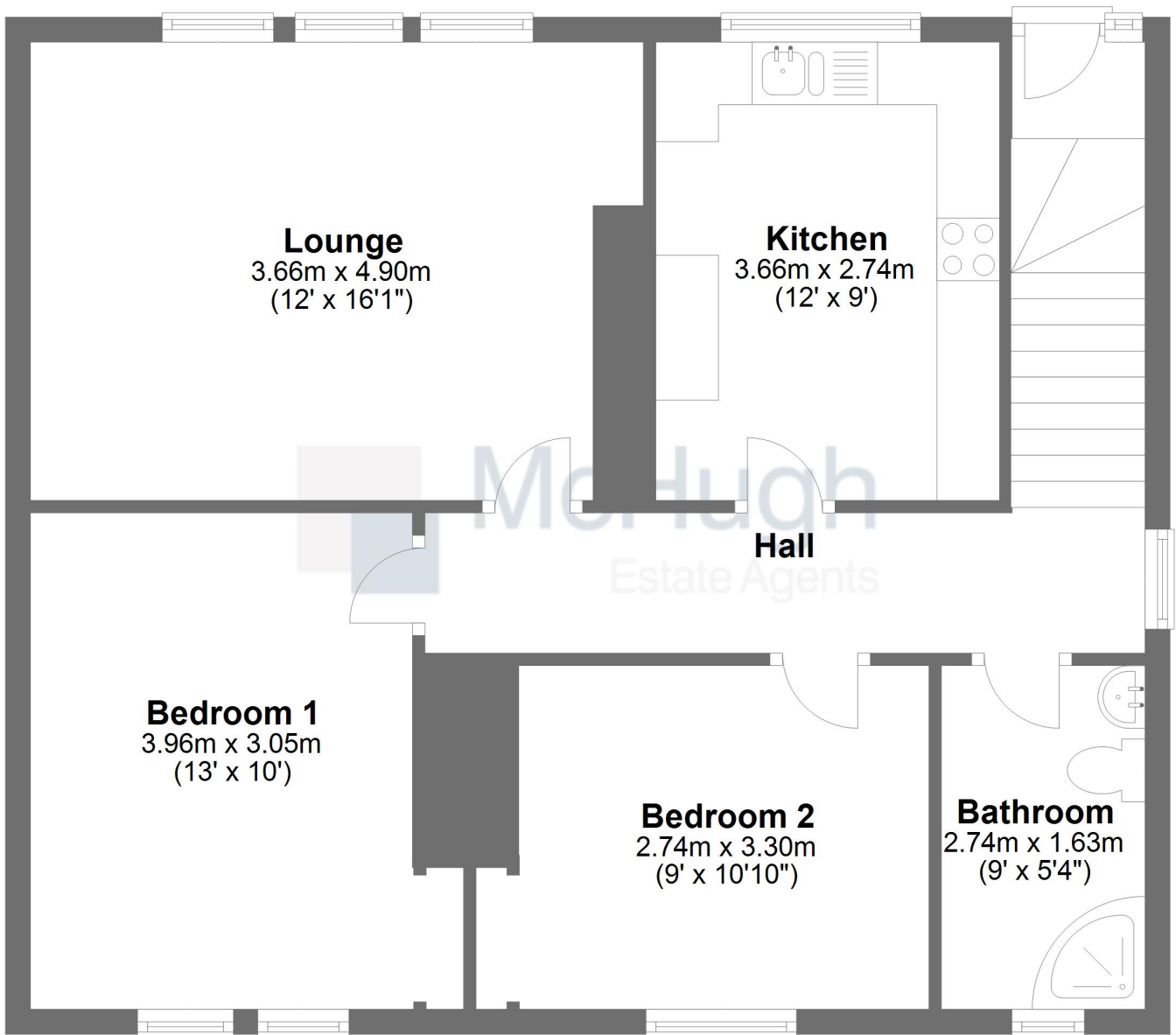
Dining Size Kitchen

## 2 BED FLAT



14 Betula Drive, Parkhall

# Floor Plan



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

# 14 Betula Drive, Parkhall

This spacious 2 bedroom upper cottage flat is situated in a quiet single-sided street within the sought after Parkhall district of Clydebank, away from the main thoroughfare and within a short walk of bus services and Dalmuir train Station.

## Accommodation

The property is accessed via a front door and carpeted stairs to the accommodation level where the bright hall accesses all apartments. The large, tastefully presented lounge has a triple window formation to the front and space for a range of furniture. Unique to this particular style of flat is the well proportioned kitchen which has a variety of base and wall units and a thoughtfully configured recess to accommodate a dining table. A large window in the kitchen provides rooftop outlooks over the Parkhall district.

There are two spacious and well presented double bedrooms, each of which have pleasant outlooks to the rear and recessed inbuilt storage. The bathroom is fully tiled and has a white three piece suite and an mains mixer shower.

A ceiling hatch on the landing accesses the partially floored attic space.

## Windows and Heating

The property has upvc double glazing and a gas central heating system (Baxi combi boiler).

## Gardens

To the front of the property is a private lawn garden. At the rear there is a level lawn, a timber decking area and a timber storage hut/play house with power and lighting.

## Location

Betula Drive is located within walking distance of local shops and public transport. Dalmuir train station is approximately 15 mins walk and provides frequent services to Glasgow City Centre. Nursery, Primary and Secondary schools are within a 10-15 minute walk.

The Parkhall district is conveniently positioned for access to Great Western Road which provides links to Glasgow, Loch Lomond and M8 Motorway.

SAT NAV ref - G81 3RZ

## Dimensions

### Lounge

3.66m x 4.90m

### Kitchen

3.36m x 2.74m

### Bedroom 1

3.96m x 3.05m

### Bedroom 2

2.74m x 3.30m

### Bathroom

2.74m x 1.63m



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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