



2/1 1 Laurence Drive, Drumchapel  
**Offers Over £76,000**

2 BED FLAT



 **McHugh**  
Estate Agents



## Features

2 Bedrooms

Top Floor Flat

Well maintained communal building

Elevated open outlooks

Attractively priced accommodation

Residents' parking

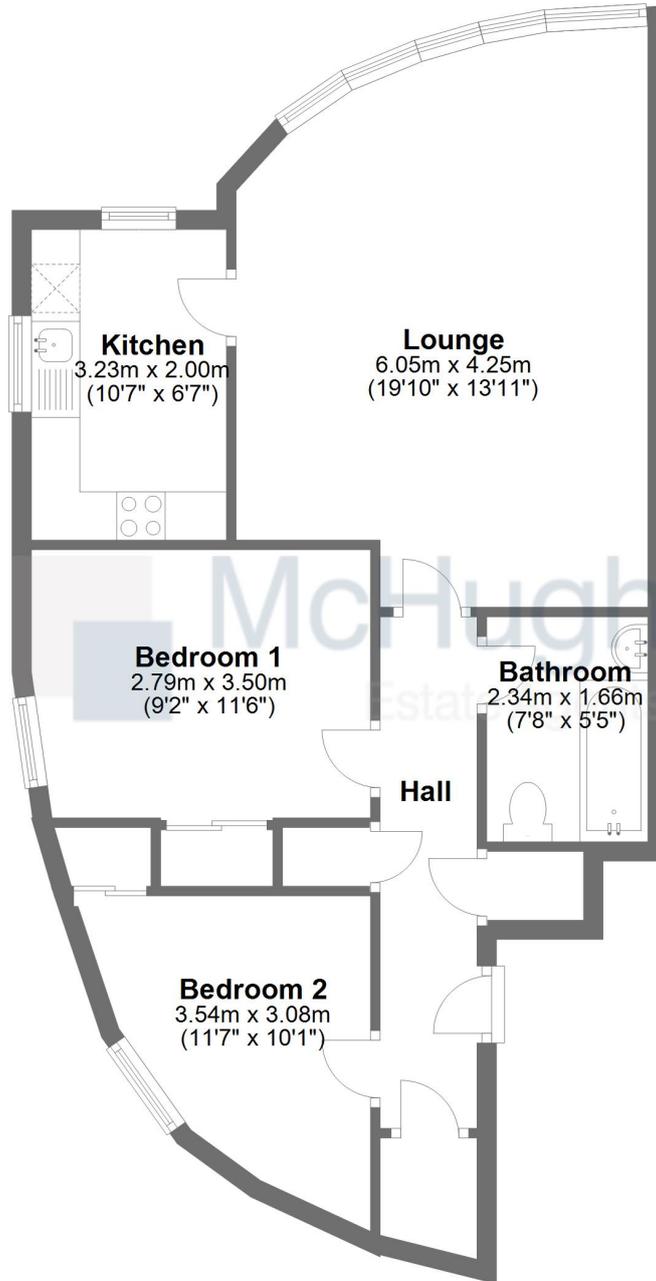
Handy for excellent road links



## 2 BED FLAT

2/1 1 Laurence Drive, Drumchapel

# Floor Plan



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

# 2/1 1 Laurence Drive, Drumchapel

This two bedroom top floor flat is one of six flats within the well maintained building and offers attractively priced accommodation with leafy open outlooks.

## Accommodation

On entering the flat, there is a long central hallway which provides access to all rooms. The lounge is a large, bright room with space for a range of furniture and open outlooks to the South. Off the lounge is the fitted kitchen has a variety of base and wall units and is flooded with natural light. There are two bedrooms, each of which have inbuilt mirror door wardrobes. The part-tiled bathroom has a white suite and an electric shower.

## Heating and Glazing

The property has gas central heating (Ideal logic combi boiler) and double glazed windows.

## Gardens

There is a well screened residents' car park at the front of the building. To the rear there is a communal lawn/drying area.

## Location

Laurence Drive is a quiet cul-de-sac set off the main thoroughfare. Drumchapel Shopping Centre, Aldi, Gt. Western Retail Park and Sainsbury's are all within easy reach. The A82 Gt. Western Road is close by, providing excellent road links to Glasgow, Loch Lomond and M8 Motorway.

SAT NAV ref - G15 8AF

## Dimensions

Lounge - 6.05m x 4.25m

Kitchen - 3.23m x 2.00m

Bedroom 1 - 2.79m x 3.50m

Bedroom 2 - 3.54m x 3.08m

Bathroom - 2.34m x 1.66m



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)