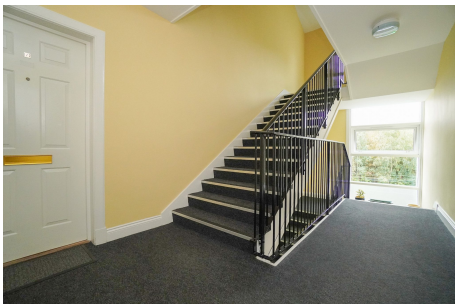




1/2 1 Littlemill Place, Bowling  
**Offers Over £135,000**

2 BED FLAT



 **McHugh**  
Estate Agents



## Features

2 Bedrooms

Ensuite Shower Room

Upgraded Kitchen

First Floor Position

Views over the River Clyde

Parisian balcony

Residents Car Park (Allocated Bay)

Immaculate presentation throughout

Well maintained communal areas

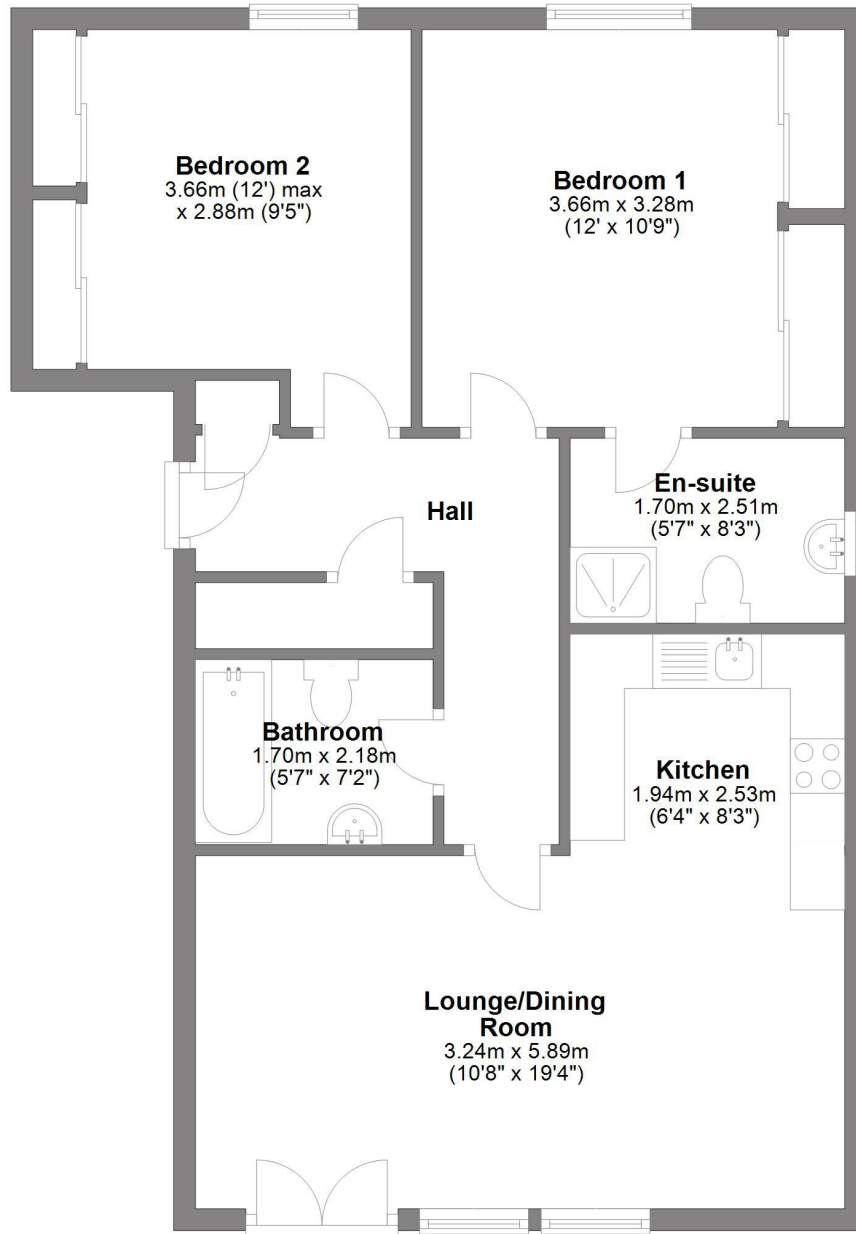
Handy for Bowling train station

## 2 BED FLAT



1/2 1 Littlemill Place, Bowling

## Floor Plan



Total area: approx. 61.2 sq. metres (658.4 sq. feet)

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

# 1/2 1 Littlemill Place, Bowling

Set in an exclusive modern development within the ever popular Clydeside village of Bowling, this spacious first floor flat enjoys elevated views over the River Clyde and is presented in move-in condition.

## Accommodation

The well presented communal hall accesses each of the 6 properties in the building. Flat 1/2 opens to a welcoming entrance hall which has two inbuilt cupboards and leads to the main apartments. To the rear of the flat, the modern open-plan lounge/dining room is a comfortably proportioned area, suitable for a variety of furniture options and enjoys outlooks to the South over the River Clyde. The modern kitchen has low profile quartz worktops, stylish splashback tiling, an induction hob, electric oven and washing machine.

The master bedroom is a well proportioned double room with inbuilt mirror door wardrobes and a spacious, naturally bright ensuite shower room off. Bedroom two is a further double room which also benefits from inbuilt mirror door wardrobes. The immaculate bathroom is fitted with a modern white 3 piece suite and benefits from a mains mixer shower.

## Heating and Windows

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

## Location

Littlemill Place is conveniently positioned for easy access to local shops, cycle paths and local attractions such as Bowling Basin and the Forth and Clyde Canal. Bowling railway station is just along the road and frequent bus services are available on Dumbarton Road. For those commuting by car, the A82 Great Western Road is close by and provides quick access to Clydebank, Dumbarton, Loch Lomond, Glasgow Airport and M8 Motorway.

SAT NAV ref - G60 5BJ

## Dimensions

Lounge/Dining Room  
3.24m x 5.89m

Kitchen  
1.94m x 2.53m

Bedroom 1  
3.66m x 3.28m

Ensuite  
1.70m x 2.51m

Bedroom 2  
3.66m x 2.88m

Bathroom  
1.70m x 2.18m



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)