



7E Queen Elizabeth Gardens, Clydebank  
**Offers Over £129,000**

2 BED FLAT



 **McHugh**  
Estate Agents



## Features

2 Double Bedrooms

Master Bedroom with Ensuite

Top floor flat with attic

South facing Parisian balcony

Allocated Parking Bay

Fabulous refitted bathroom

Stylish dining-size kitchen

Tastefully decorated throughout

Walking distance to schools, shops and trains

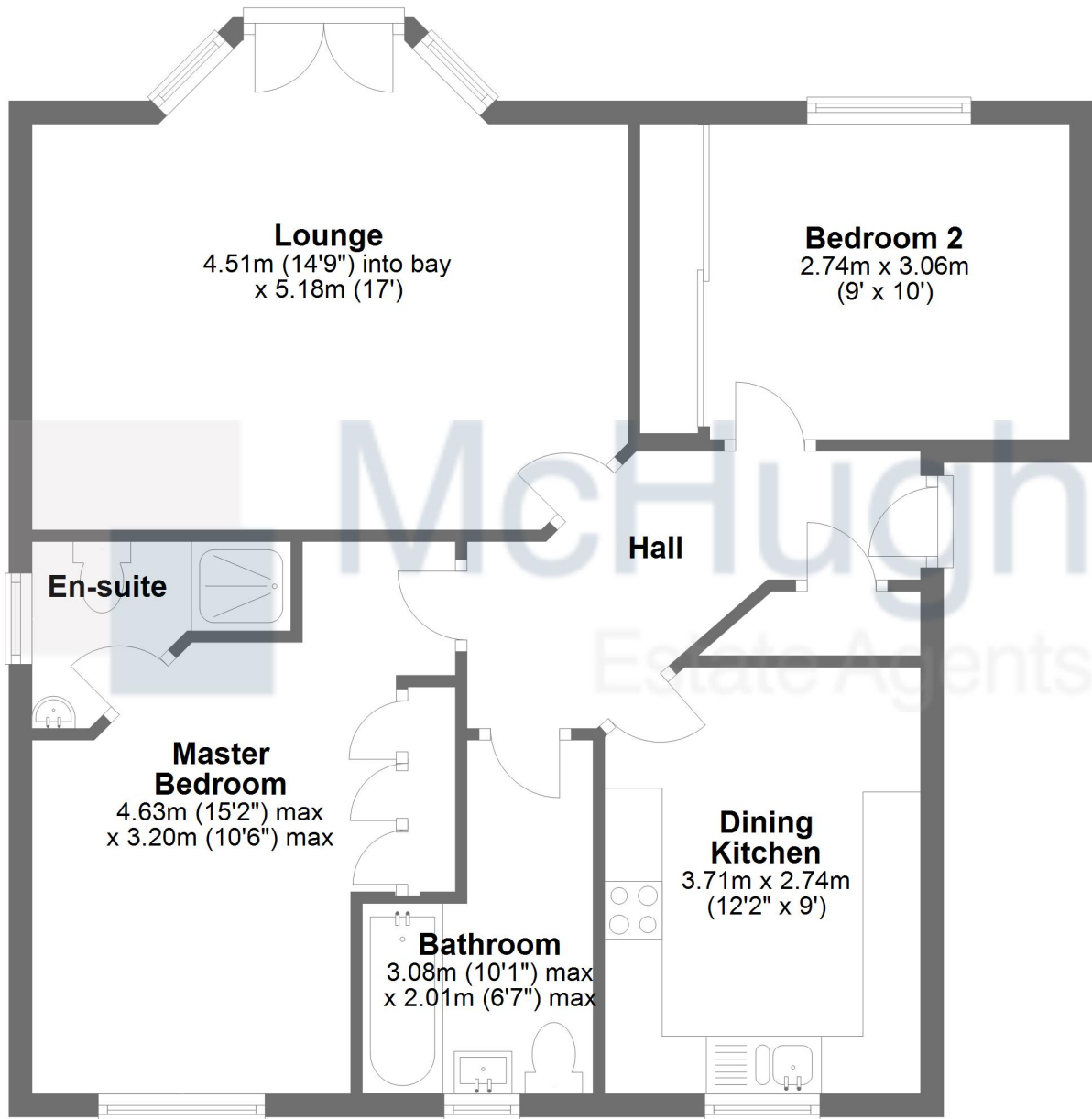
10 min walk to Clydebank business park

## 2 BED FLAT



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# Floor Plan



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

# 7E Queen Elizabeth Gardens, Clydebank

Situated in a popular town centre development, this stylish 2 bedroom top floor flat has been tastefully upgraded throughout and is presented in move-in condition. The property is naturally bright and benefits from a South facing Parisian balcony to the rear.

## Accommodation

The well maintained communal hallway and carpeted stairs lead to each floor. Within the flat itself, the central hallway provides access to all apartments. The generous lounge has ample space for a range of furniture and features a walk-in bay window with twin French doors to the balcony. The spacious room also comfortably accommodates a dining table. The refitted dining kitchen is finished in stylish white gloss units and comes complete with an integrated dishwasher, electric oven and gas hob.

The well proportioned master bedroom has inbuilt wardrobes and an ensuite shower room. Bedroom 2 is a spacious double bedroom which has mirror door wardrobes and outlooks to the rear. The fabulous, tiled bathroom has a white 3 piece suite and a mains mixer shower with a dual function 'drench' shower feature.

## 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 Gardens enjoys a quiet yet central location just a short walk from St. Stephen's Primary School and Clydebank High School. The property is within easy reach of Dalmuir 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 3BX

## Dimensions

Lounge - 4.51m x 5.18m

Kitchen - 3.71m x 2.74m

Bedroom 1 - 4.63m x 3.20m

Ensuite - 1.61m x 2.24m

Bedroom 2 - 2.74m x 3.06m

Bathroom - 3.08m x 2.01m



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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