



100 Birch Road, Parkhall
Offers Over £92,500
2 BED FLAT



 **McHugh**
Estate Agents



Features

2 Double Bedrooms

Upper cottage flat

Private front and rear gardens

Upvc Double Glazing and Gas Central Heating

15 minute walk to train station

Walking distance to shops and buses

Popular, leafy location

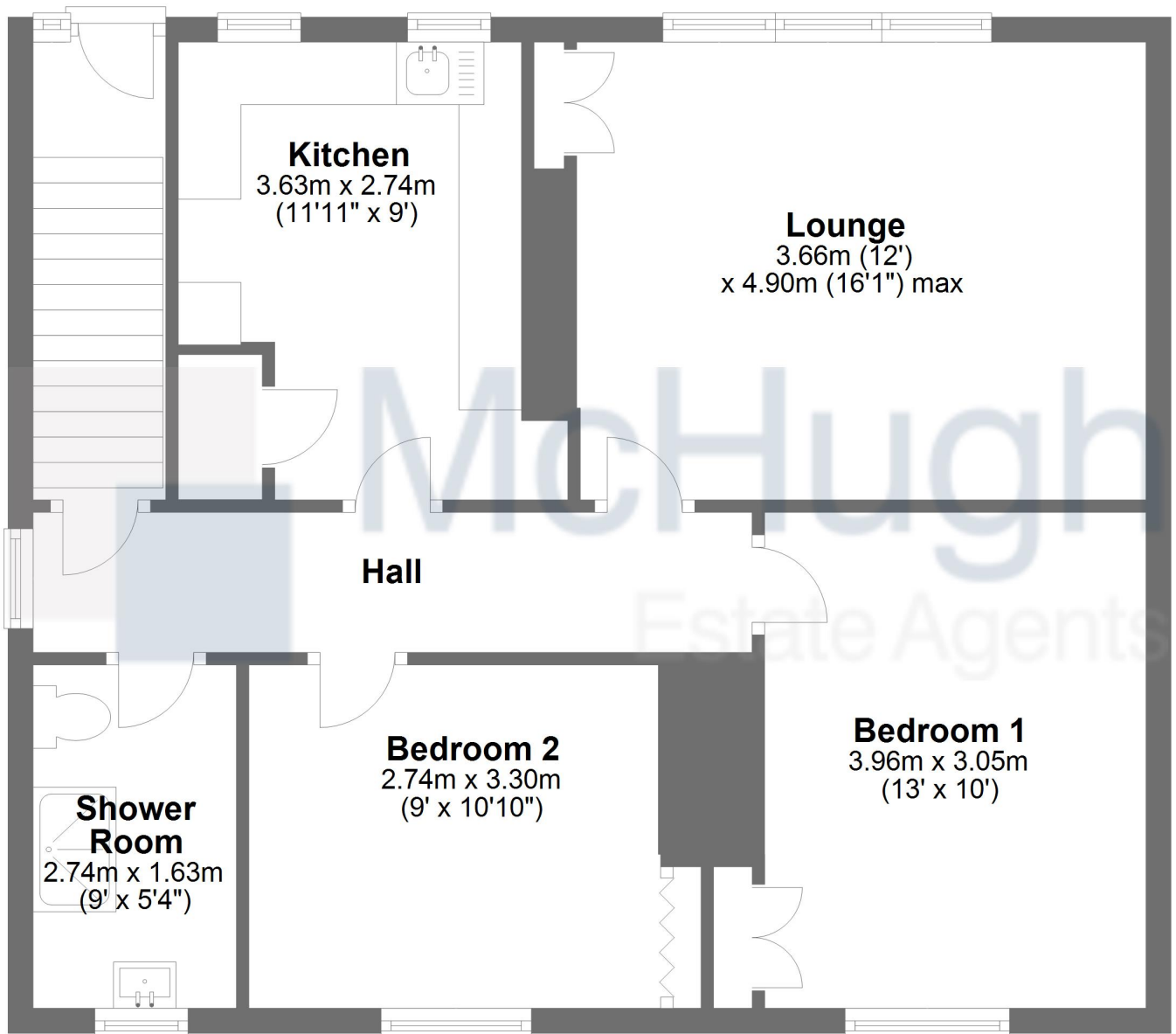
Handy for excellent road links



2 BED FLAT

100 Birch Road, Parkhall

Floor Plan



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

100 Birch Road, Parkhall

Enjoying a quiet position on the corner of Birch Road and Maple Drive, this attractive 2 bedroom upper cottage flat provides well proportioned accommodation, suitable for young and older generations alike. The property is set within the popular Parkhall district of Clydebank and benefits from well maintained suntrap gardens.

Accommodation

The accommodation is entered via a front door where carpeted stairs lead to the upper hall. The spacious lounge has a large, triple window formation providing outlooks over the front garden and has ample space for a range of furniture. The bright refitted kitchen has been finished in white gloss and benefits from excellent worktop space and a large inbuilt cupboard. To the rear of the flat there are two double bedrooms, each with inbuilt storage and elevated views to the South. The attractive tiled shower room has a white suite and a glazed enclosure with an electric shower unit.

Heating and Glazing

The property benefits from a upvc entrance door, upvc double glazing and gas central heating.

Gardens

There is a large, well maintained lawn garden to the front of the property which has hedgerow borders and established foliage providing screening from Maple Drive. The private rear garden is South facing and laid to lawn with neat hedging on the borders.

Location

Birch Road is located within walking distance of Dalmuir Park, local shops and public transport. A local bus service operates in the area and Dalmuir train station is approximately 15 minutes walk. Nursery, Primary and Secondary schools are also within walking distance.

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 3PF

Dimensions

Lounge

3.66m x 4.90m

Kitchen

3.63m x 2.74m

Bedroom 1

3.96m x 3.05m

Bedroom 2

2.74m x 3.30m

Shower Room

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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