



Old Mill Court, Duntocher
Offers Over £85,000

2 BED FLAT



 **McHugh**
Estate Agents



Features

2 Bedrooms

Top floor flat with attic

Double Glazing and Gas Central Heating

Stylish integrated kitchen

Modern Bathroom

Immaculate throughout

Controlled entry system

Pleasant elevated outlooks

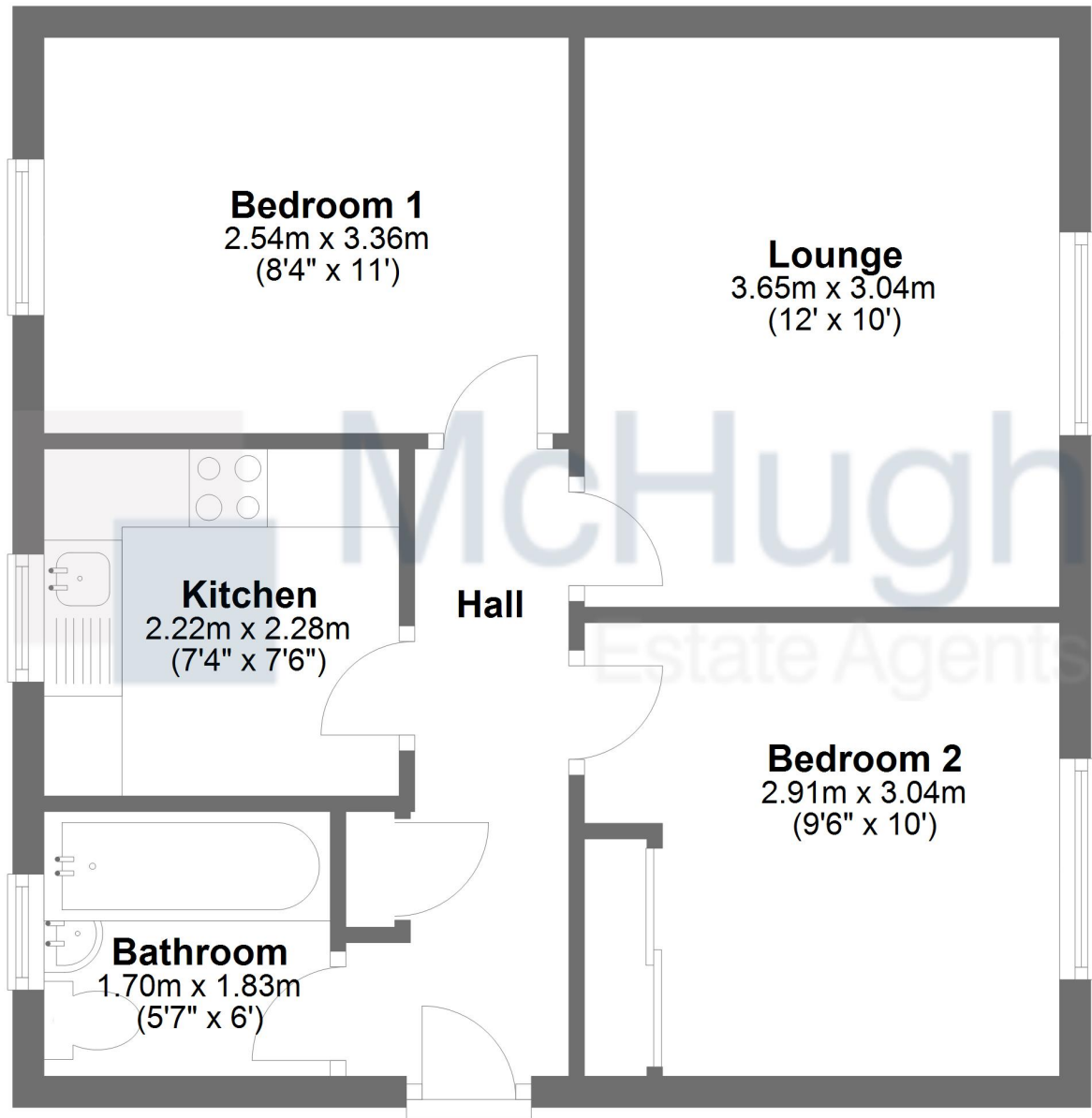
Large residents' car park

2 BED FLAT



Old Mill Court, Duntocher

Floor Plan



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

Old Mill Court, Duntocher

Set in a popular development close to all amenities in both Duntocher and Hardgate, this fabulous two bedroom top floor flat is presented in immaculate order and is certain to appeal to both the first time buyers and buy to let markets.

There are many attractive selling points including a modern gas central heating system with stylish vertical radiators, a refitted kitchen and bathroom, a large tree-lined resident's car park at the rear and a secure entry system to the well maintained building.

Accommodation

A secure entrance system accesses the carpeted communal hall and stairway. On entering the flat the long welcoming hallway has an inbuilt storage cupboard and a ceiling hatch to the private attic space. The bright and spacious lounge is flooded with natural light and enjoys pleasant open outlooks towards the Kilpatrick Hills. The superb, refitted kitchen is finished in grey gloss and comes complete with a dishwasher, wine cooler, washing machine, fridge, electric oven and induction hob. There are two bright and elegant double bedrooms (the rear bedroom is currently utilised as a dining room). The refitted bathroom has a stylish suite, a mains pressure 'rainfall' shower and acrylic wall panelling.

Heating and Glazing

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

Gardens

The communal grounds are maintained by the factoring agent.

Location

Flat 6, 3 Old Mill Court is positioned on the corner of Old Mill Road and Milton Douglas Road. The property is within walking distance of Goldenhill Park, Goldenhill and St. Mary's Primary Schools, bus routes and shopping facilities in Duntocher and Hardgate. For road access to Glasgow, Loch Lomond, Erskine Bridge and beyond, the A82 Great Western Road link road is easily accessible.

SAT NAV ref - G81 6BE

Dimensions

Lounge

3.04m x 3.64m

Kitchen

2.22m x 2.28m

Bedroom 1

2.54m x 3.36m

Bedroom 2

2.91m x 3.04m

Bathroom

1.78m x 1.83m



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