



Queen Elizabeth Gardens, Clydebank
Offers Over £125,000

2 BED FLAT



 **McHugh**
Estate Agents



Features

2 Double Bedrooms

Ensuite Shower Room

Modern Bathroom with Grohe Rainshower

First Floor Position

South facing Parisian balcony

Allocated Parking Bay

10 minute walk to train station

Handy for all town centre attractions

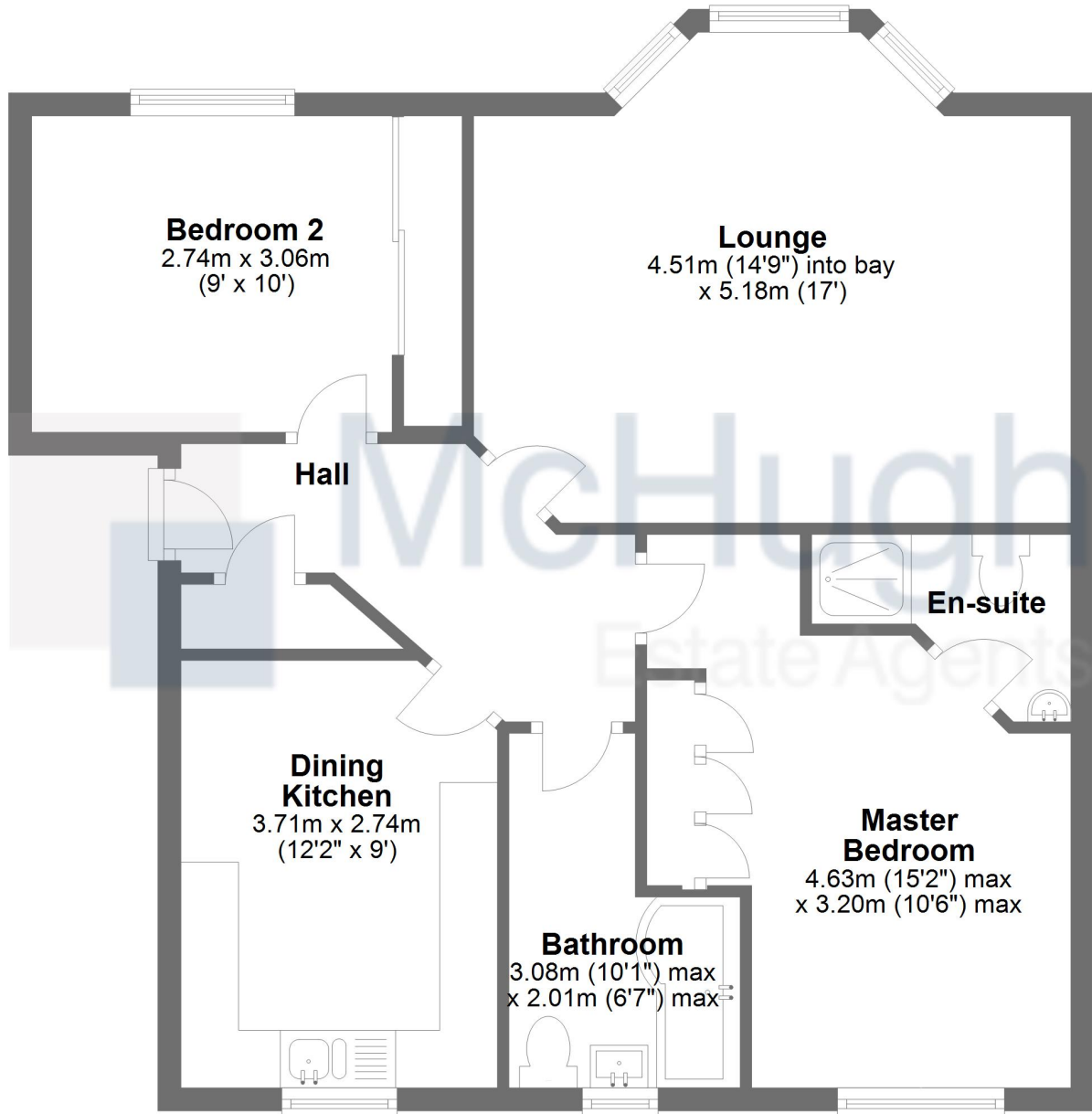
Gas Central Heating (Modern boiler)



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Floor Plan



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

Queen Elizabeth Gardens, Clydebank

Situated in a popular town centre development, this 2 bedroom first floor flat is flooded with natural light and benefits from a South facing Parisian balcony to the rear.

Accommodation

On entering the building, there is a well maintained communal hallway and carpeted stairs which leads 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 Parisian balcony. The dining kitchen is finished in Beech units and comes complete with an 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 bathroom has a white 3 piece suite and features a mains pressure Grohe Rainshower.

Windows and Heating

The property is fully double glazed and has a gas fired central heating system (Vaillant combi boiler fitted 2022. Remainder of 10 year warranty in place).

Gardens

The attractive communal grounds are maintained by the factoring agents.

Location

11D 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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