



Waulking Mill Road, Faifley  
**Offers Over £57,000**

2 BED FLAT



 **McHugh**  
Estate Agents



## Features

2 Double Bedrooms

First Floor Flat

Secure Entry System

Spacious Lounge with Log Burner

Large Kitchen with Breakfast Bar

Gas Central Heating

uPVC Double Glazing

Attractively priced property

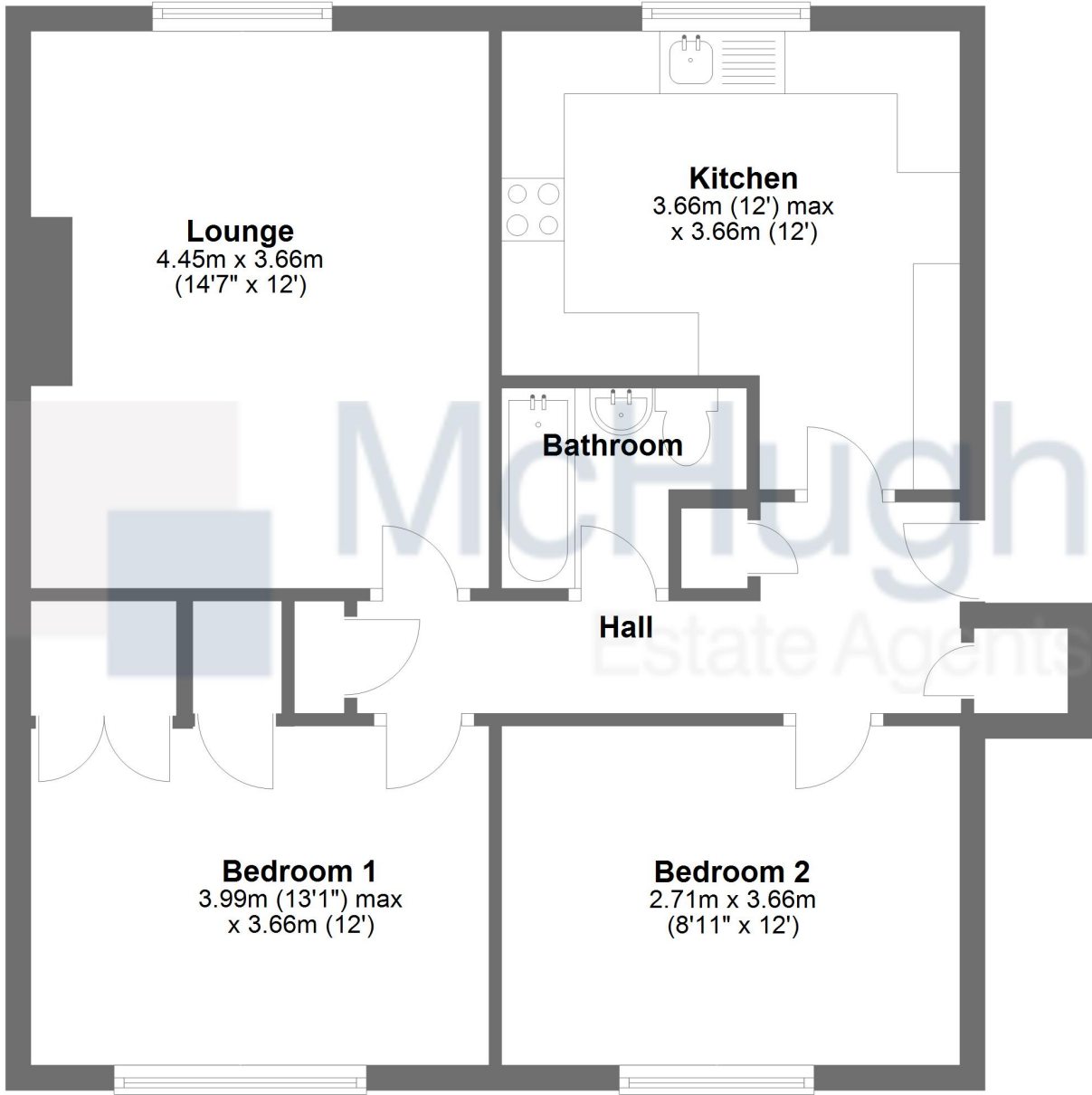
Handy for frequent bus services



## 2 BED FLAT

Waulking Mill Road, Faifley

# Floor Plan



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

# Waulking Mill Road, Faifley

Set in a popular and central location within the Faifley district, close to local countryside and all amenities, this two bedroom first floor flat provides spacious accommodation at an attractive price.

The flat is set within a well maintained communal building which has a secure entrance system.

## Accommodation

The accommodation comprises a long, central hallway which has 2 handy storage cupboards. The spacious lounge has a feature log burning stove and ample space for a range of furniture options. The generous kitchen has Beech shaker style units, a breakfast bar area and open outlooks along Auchnacraig Road. There are two rear facing bedrooms which overlook the grounds of Edinbarnet Primary School. The tiled bathroom has a white suite and electric shower.

## Heating and Glazing

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

## Location

12D Waulkingmill Road enjoys a central location, within easy reach of local shops, bus stops, nursery and primary schooling. At the top of the road a path leads to the local woodland. The property is well placed for transport links to Bearsden/Milngavie, Clydebank and Glasgow.

SAT NAV ref - G81 5AH

## Dimensions

### Lounge

4.45m x 3.66m

### Kitchen

3.66m x 3.66m

### Bedroom 1

3.79m x 3.66m

### Bedroom 2

2.71m x 3.66m

### Bathroom

1.89m 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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