



Clydeview Court, Bowling  
**Offers Over £105,000**  
2 BED FLAT



 **McHugh**  
Estate Agents



## Features

2 Bedrooms

Top floor flat with attic

Master Bedroom with Ensuite

Bay Window Lounge

uPVC Double Glazing

Sought after development

Picturesque Clydeside village

Less than 5 mins walk from train station

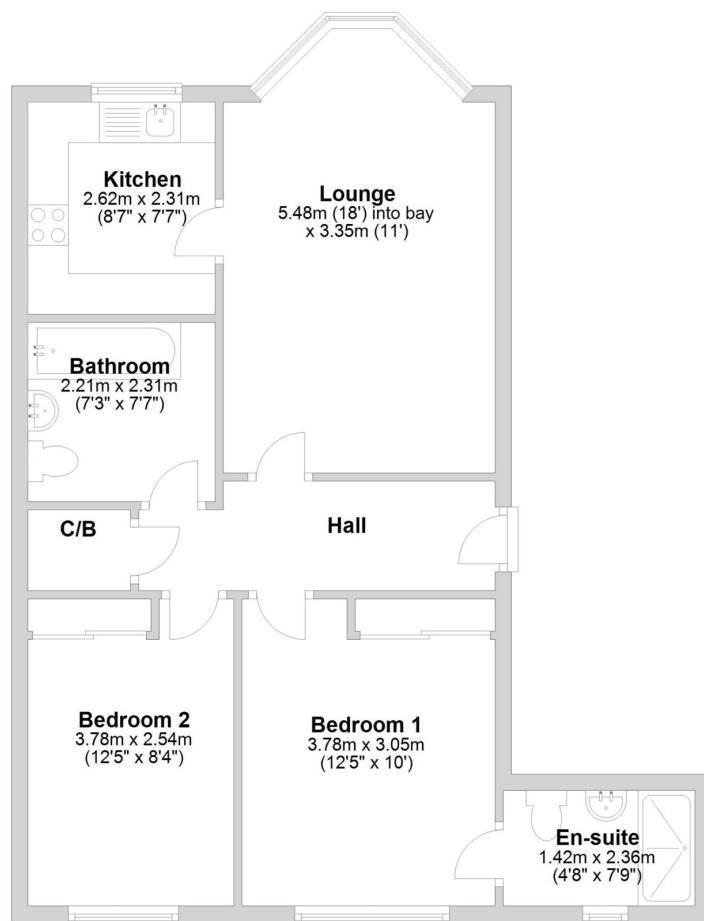


## 2 BED FLAT

Clydeview Court, Bowling

## Floor Plan

Approx. 60.7 sq. metres (652.9 sq. feet)



Total area: approx. 60.7 sq. metres (652.9 sq. feet)

# Clydeview Court, Bowling

Set in an exclusive development within the ever popular Clydeside village of Bowling, this spacious 2 bedroom flat enjoys a top floor position and provides tastefully upgraded accommodation in move-in condition.

## Accommodation

A bright communal hall and stairway accesses the second floor where there are two flats on the landing. Flat 6 opens to a welcoming central entrance hall. The well presented lounge has ample room for a seating area and the bright bay window is perfect for a dining area. Off the lounge the refitted kitchen has a range of base and wall units with subtle under-unit lighting and the window to the front overlooks the development grounds.

The principal bedroom is a well proportioned double room with inbuilt mirror door wardrobes and a spacious ensuite shower room off. Bedroom two is a further double room which also benefits from inbuilt mirror door wardrobes. Both bedrooms have views of the River Clyde. The immaculate bathroom is fitted with a white 3 piece suite and has tiling on the splashback.

## Heating and Windows

The property has uPVC double glazing and modern electric heating.

## Location

Clydeview Court is conveniently positioned for easy access to local shops, cycle paths and local attractions such as Bowling Basin and the Forth and Clyde Canal. Bowling railway station is just around the corner and frequent bus services are available on Dumbarton Road. For those commuting by car, the A82 Great Western Road is close by and provides quick access to Clydebank, Dumbarton, Loch Lomond, Glasgow Airport and M8 Motorway.

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## Dimensions

Lounge/Dining Room  
5.48m x 3.35m

Kitchen  
2.62m x 2.31m

Bedroom 1  
3.78m x 3.05m

Ensuite  
1.42m x 2.36m

Bedroom 2  
3.78m x 2.54m

Bathroom  
2.21m x 2.31m



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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