




McEwan Fraser Legal

Solicitors & Estate Agents

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Flat 1/1, 29 Miller Street

CLYDEBANK, WEST DUNBARTONSHIRE, G81 1UP



FLAT 1/1 29 MILLER STREET Clydebank, West Dunbartonshire, G81 1UP



Clydebank offers a whole host of excellent services including the popular Clyde Shopping Centre and Great Western Retail Park. Sport and recreation facilities are readily available as are first class primary and secondary schooling.

Frequent train connections from both Clydebank and Singer Railway

Station mean Glasgow city centre is less than twenty minutes away. There are also numerous bus services for commuters. The A82, Great Western Road, and Erskine Bridge can be easily accessed by road. We are delighted to bring to the market this two bedroom flat.

The property would be a fantastic

acquisition for either a first-time buyer or sound Buy-to-Let investment as its popular spot offers great commuting links, as well as very easy access to all local amenities. The flat has been well designed to maximize the natural available light. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

In more detail, the property has an entrance hall with storage. There is an impressive lounge which is flooded with natural light and allows for different furniture configurations.

The kitchen has a good range of floor and wall mounted units, gas hob, oven, hood, integrated fridge

freezer, dishwasher and washing machine as well as plenty of worktop space which is sure to appeal to all aspiring chefs. There are two well proportioned bright and airy double bedrooms allowing for free standing furniture and built-in storage.

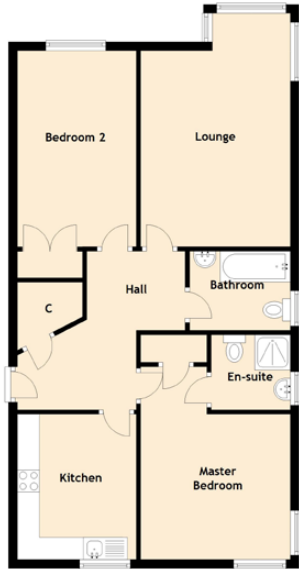
The master also benefits from an en-suite with walk-in shower from

mains, wash hand basin and W/C. The fully tiled bathroom completes the property internally with bath, wash hand basin and W/C.

The flat further benefits from gas central heating and double glazing throughout for additional comfort and allocated parking space.

SPECIFICATIONS

Floor Plan & Location



Approximate Dimensions
(Taken from the widest point)

Kitchen	3.30m (10'10") x 2.30m (7'7")
Lounge	5.30m (17'5") x 3.60m (11'10")
Master Bedroom	3.40m (11'2") x 2.00m (6'7")
En-suite	1.80m (5'11") x 1.70m (5'7")
Bedroom 2	4.10m (13'5") x 2.70m (8'10")
Bathroom	2.40m (7'10") x 1.80m (5'11")

Gross internal floor area (m2) : 76m2

EPC Rating : B


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