



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**30 Bell Street**  
CLYDEBANK, WEST DUNBARTONSHIRE, G81 1HG





# CLYDEBANK

WEST DUNBARTONSHIRE, G81 1HG

Clydebank offers a whole host of excellent services including the popular Clyde Shopping Centre and Great Western Retail Park which is located close by. 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.





# 30 BELL STREET

CLYDEBANK, WEST DUNBARTONSHIRE, G81 1HG

McEwan Fraser Legal are delighted to present to the market this well maintained and spacious two bedroom upper cottage flat tucked away in a popular pocket of Clydebank. The property offers spacious and light-filled accommodation on one level and is offered to the market in walk-in condition.

The apartment has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. A welcoming hallway leads to all apartments. A tastefully decorated lounge is flooded with natural light and offers an interesting outlook. The fitted kitchen comes with a good range of floor and wall mounted units and a striking work-surface, creating a fabulous and efficient work-space. The two freshly decorated airy bedrooms both have a range of furniture configurations and space for additional free-standing furniture if required. A contemporary bathroom suite completes the accommodation internally. Double glazing and gas central heating have been installed throughout to create a warm, yet cost-effective way of living all year round.

Externally, the property benefits from a private garden to the rear.

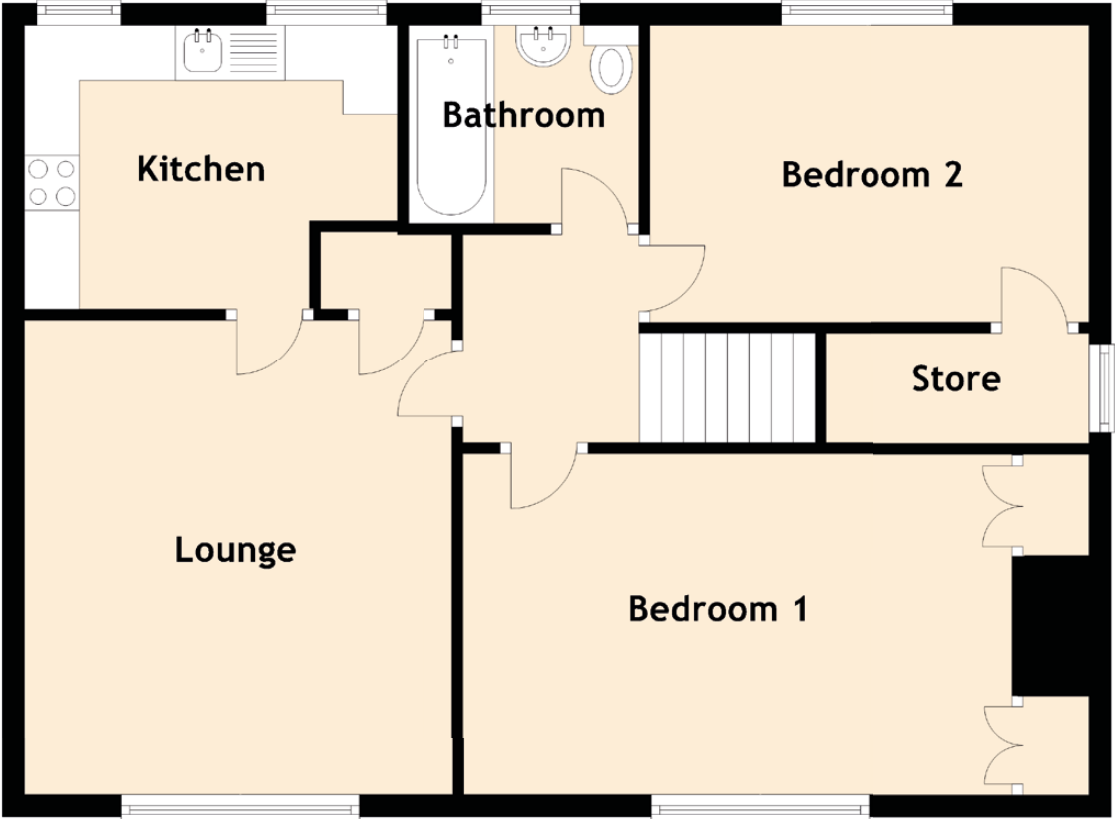






# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.90m (12'10")
Kitchen	3.40m (11'2") x 2.58m (8'6")
Bedroom 1	5.00m (16'5") x 3.10m (10'2")
Bedroom 2	4.00m (13'1") x 2.70m (8'10")
Bathroom	2.10m (6'11") x 1.80m (5'11")
Store	2.40m (7'10") x 1.00m (3'3")

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Carpets, floor coverings, light fixtures, fittings, curtains and blinds.

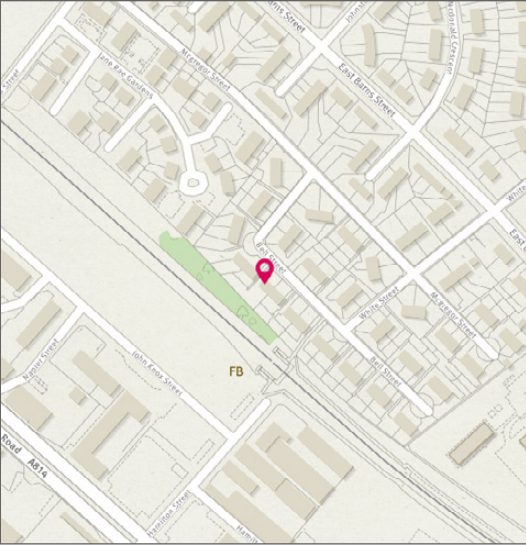


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>



# McEwan Fraser Legal

## Solicitors & Estate Agents

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