



Culbin Drive, Glasgow  
**Offers Over £85,000**  
2 BED FLAT



 **McHugh**  
Estate Agents



## Features

2 Double Bedrooms

Ground Floor Position

Secure Entry System

Upgraded Kitchen and Bathroom

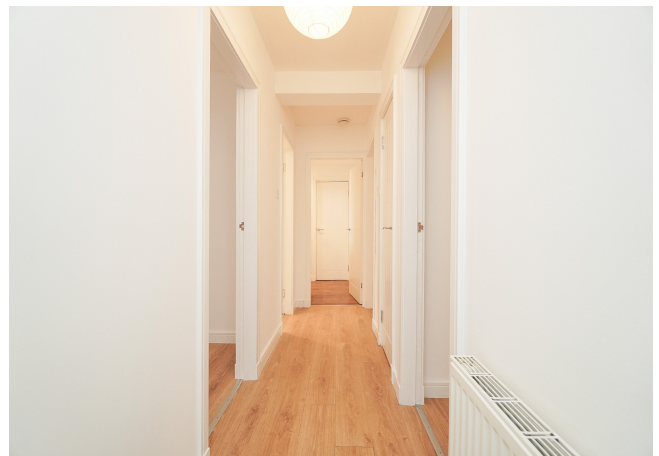
Modern Double Glazing

Immaculate presentation throughout

Attractively priced accommodation

Excellent transport links

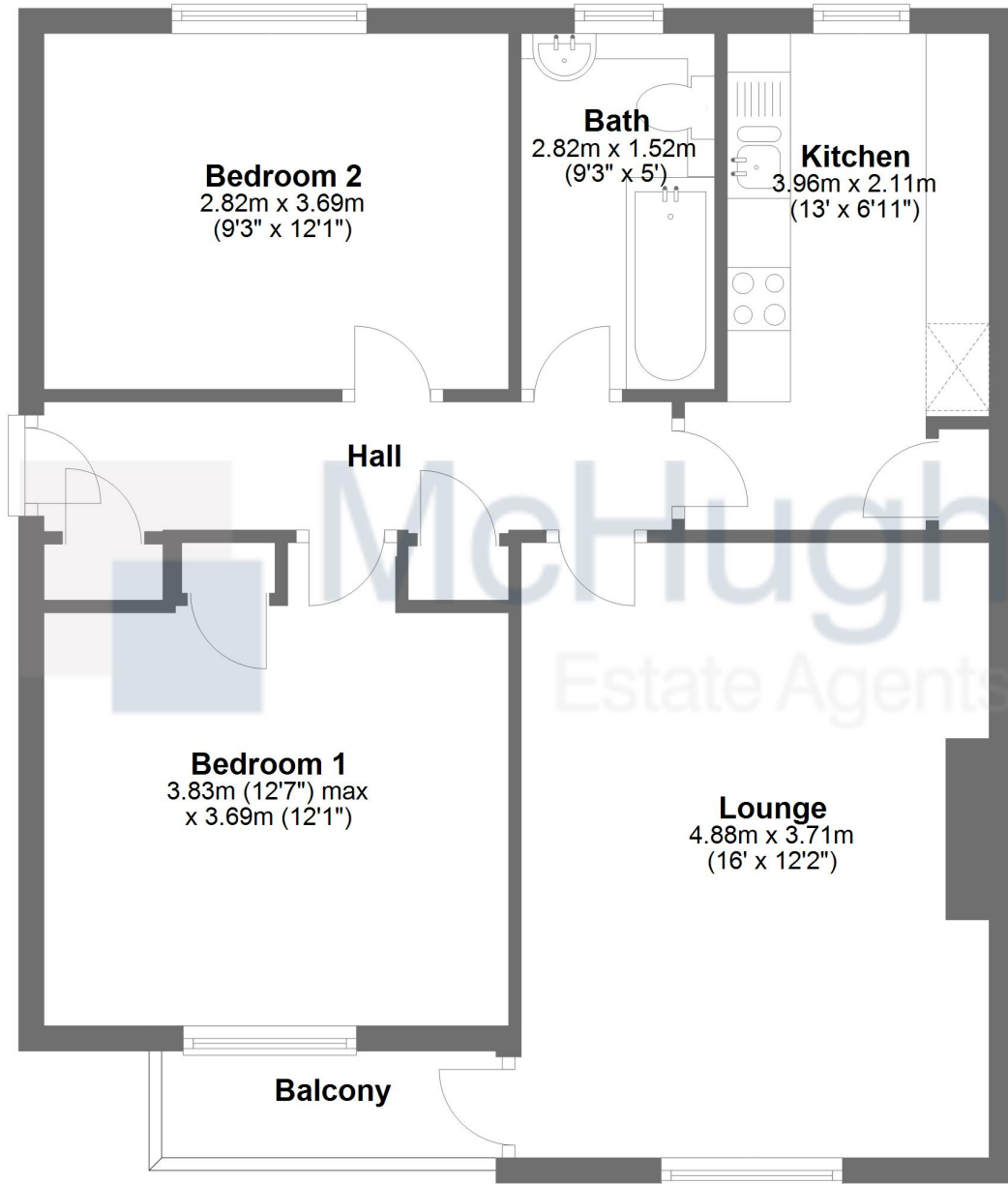
Walk-in condition



## 2 BED FLAT

Culbin Drive, Glasgow

# Floor Plan



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

# Culbin Drive, Glasgow

Set in a popular Knightswood location, this immaculate two bedroom ground floor flat provides extensively modernised accommodation in move-in condition.

Upgrades to the property include a refitted kitchen and bathroom, modern double glazing and upgraded internal doors, flooring and decor.

## Accommodation

The long, well presented entrance hall benefits from two inbuilt storage cupboards. Off the hall, the naturally bright lounge has plenty of space for a variety of furniture and benefits from a private balcony to the front. The modern refitted kitchen has a range of cream shaker-style base and wall units which are complimented by oak effect, butchers' block laminate worktops. The kitchen comes complete with a Bosch electric oven and hob. There are two double bedrooms, each of which offer plenty of room for a double bed and additional bedroom furniture. The stylish bathroom has a white three piece suite, a mains mixer shower and tile-effect wall paneling on the splashback walls.

The property benefits from a secure entrance system and uPVC double glazing.

## Heating and Glazing

The flat benefits from modern, refitted uPVC double glazing and gas central heating (combi boiler).

## Location

0/2, 50 Culbin Drive is located within a short walk of local shops, bus stops and schooling. Recreational walks along the Forth & Clyde Canal and sports facilities at Peterson Park are within easy reach.

Knightswood itself is conveniently positioned for easy access to Great Western Road, which provides road links to Glasgow, Clydebank, Loch Lomond and M8 Motorway.

SAT NAV ref - G13 4PW

## Dimensions

Lounge  
4.88m x 3.71m

Kitchen  
3.96m x 2.11m

Bedroom 1  
3.83m x 3.69m

Bedroom 2  
2.82m x 3.69m

Bathroom  
2.82m x 1.52m



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.

### **McHugh Estate Agents**

576 Kilbowie Road  
Hardgate Cross  
Clydebank  
G81 6QU

01389 879941

[info@mchughestateagents.co.uk](mailto:info@mchughestateagents.co.uk)