



Miller Street, Clydebank  
**Offers Over £129,000**

2 BED FLAT



 **McHugh**  
Estate Agents



## Features

Large 2 Bedroom Flat

Ground Floor Position

All on the level accommodation

Fabulous refitted dining kitchen

Master Bedroom with Ensuite

Canal views

Large residents' car park

Sought after development

Town Centre Location

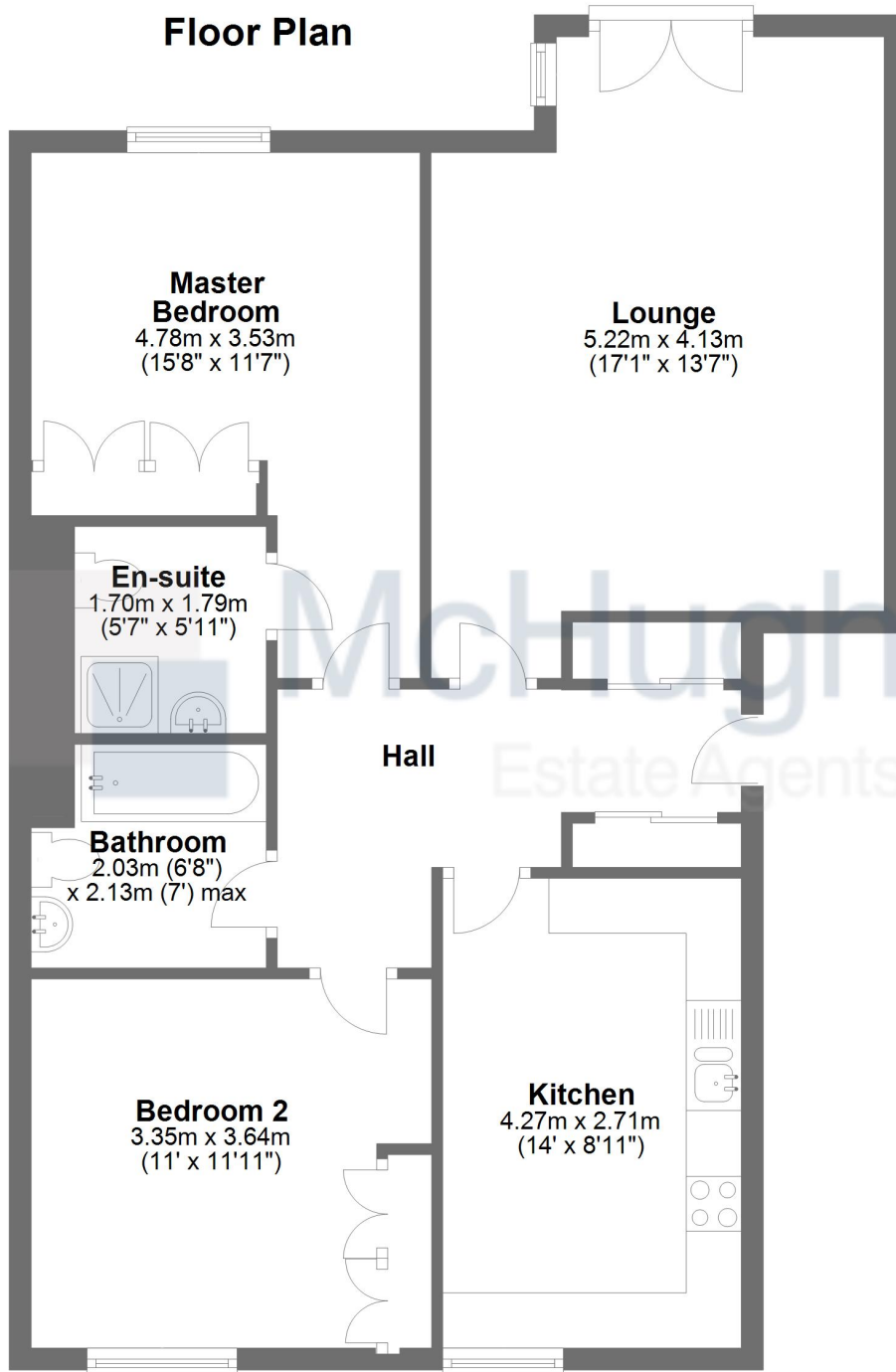
Handy for buses and trains

## 2 BED FLAT



Miller Street, Clydebank

# Floor Plan



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

# Miller Street, Clydebank

Situated in a highly regarded canal-side development in the heart of Clydebank Town Centre, this two bedroom ground floor flat provides 'all-on-the-level' family sized accommodation within a short walk of excellent transport links and amenities.

The property features a stylish dining kitchen with integrated appliances, an upgraded combi boiler, fresh, tasteful decor throughout and beautiful views over the canal to the West.

## Accommodation

The entrance door opens to a spacious, central hallway, which has two sets of inbuilt cupboards and provides access to all rooms. The large lounge has ample room for a range of furniture and a box-bay window dining area with twin French doors overlooking the well-tended garden grounds to the Forth and Clyde Canal. The generous kitchen has an impressive range of units and is equipped with integrated appliances (washing machine, dishwasher, electric oven and gas hob and fridge/freezer). The master bedroom is a bright room at the rear of the flat which has canal views, inbuilt wardrobes and a generous ensuite shower room. Bedroom two is a double sized room with inbuilt wardrobes and outlooks to the residents' car park. The main bathroom has a white three piece suite and part-tiled on the splashback walls.

The property benefits from upvc double glazing, gas central heating, a secure entry system and an allocated parking space.

## Gardens

The attractive communal grounds are maintained by the factoring agent. There is a residents' car park with an allocated bay which is clearly visible from bedroom 2. Within the development, there is a fully enclosed play park.

## Location

The Miller Street development was completed in 2005 and remains one of the most desirable in the town. The property is situated within walking distance of Clydebank's shopping centre, business park, college, train stations, bus services, bars/restaurants and leisure facilities. The development borders the Forth & Clyde Canal which provides a scenic route for walkers/cyclists to Glasgow, Dalmeir (Golden Jubilee Hospital) and Bowling Basin.

SAT NAV ref - 0/1, 29 Miller Street G81 1UP

## Dimensions

### Lounge

5.22m x 4.13m

### Kitchen

4.27m x 2.71m

### Master Bedroom

4.78m x 3.53m

### Ensuite

1.70m x 1.79m

### Bedroom 2

3.35m x 3.64m

### Bathroom

2.03m x 2.13m



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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