



Montrose Street, Clydebank  
**Offers Over £76,000**

2 BED FLAT



 **McHugh**  
Estate Agents



## Features

2 Double Bedrooms

Upper Cottage Flat

Immaculate presentation

South facing rear garden

Elevated views over the town

Double Glazing and Gas Central Heating

Walking distance to train stations

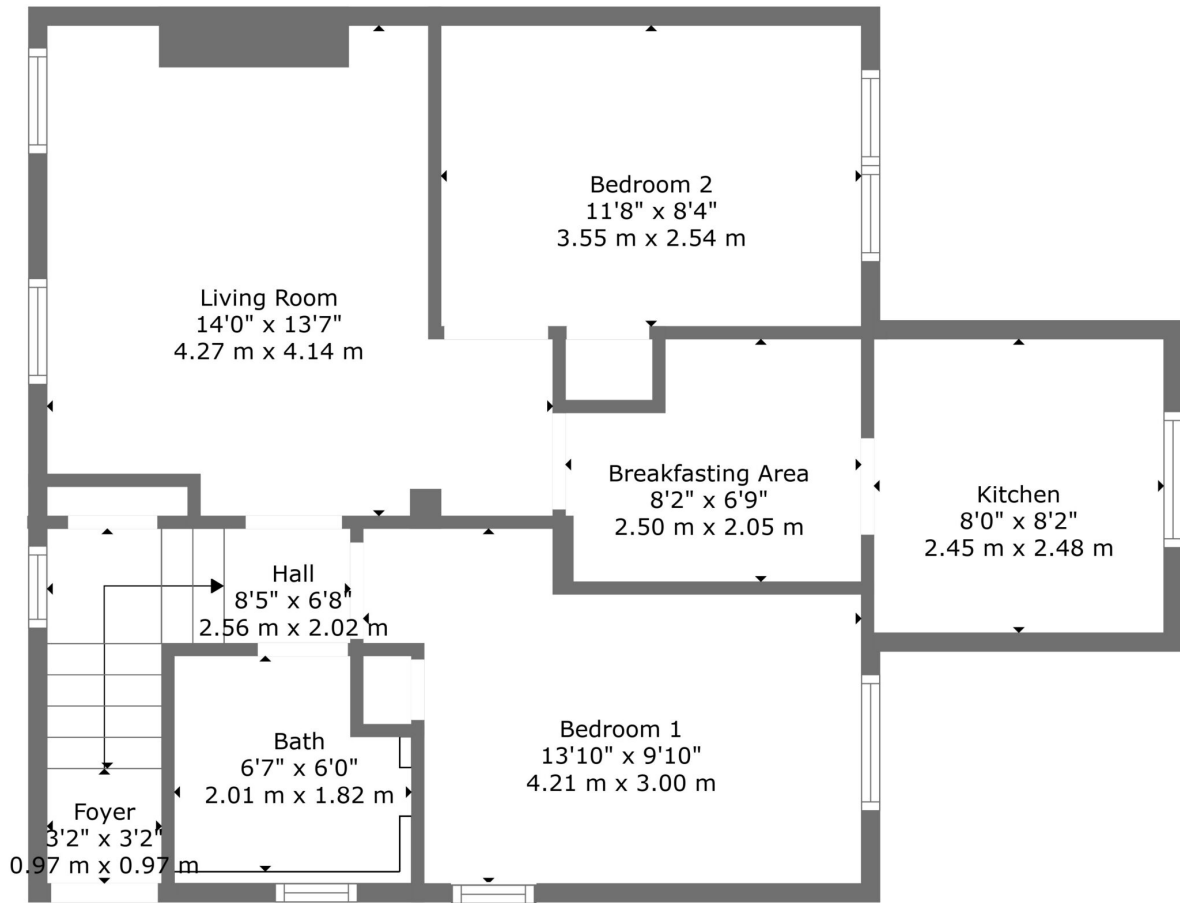
Handy for Clyde Shopping Centre

Attractively priced accommodation



## 2 BED FLAT

Montrose Street, Clydebank



# Montrose Street, Clydebank

Tucked away towards the head of this town centre cul-de-sac and enjoying a pleasant elevated position, this bright, well maintained 2 bedroom upper cottage flat offers excellent accommodation at a very competitive asking price.

The attractive property is just a short walk from bus and rail services, shops, schools and a multitude of recreational facilities.

## Accommodation

A side entrance door accesses the carpeted stairs to the upper level. The bright, well presented lounge has a twin window formation to the front and provides ample space for a range of furniture. The fitted kitchen has a breakfasting area, an array of floor mounted units and elevated views to the South. There are two double bedrooms, each with pleasant outlooks to the rear. The tiled bathroom has a white three piece suite and an over-bath shower.

## Windows and Glazing

The windows are of uPVC double glazing and both hot water and heating are provided via a modern combination boiler.

## Gardens

The suntrap garden at the rear of the property is South facing and provides an enclosed, level lawn and drying green.

## Location

The property is situated within walking distance of a wealth of amenities on offer in Clydebank, including the Clyde Shopping Centre, Clydebank business park, West College, train stations, bus services, bars/restaurants and superb leisure facilities at the new Queen's Quay. The Forth & Clyde Canal is also close to hand, providing a scenic route for walkers/cyclists to Glasgow, Dalmuir (Golden Jubilee Hospital) and the Bowling Basin.

SAT NAV - 218 Montrose Street, Clydebank G81 2PQ

## Dimensions

Living Room  
4.27m x 4.14m

Kitchen  
2.45m x 2.48m

Breakfasting Area  
2.50m x 2.05m

Bedroom 1  
4.21m x 3.00m

Bedroom 2  
3.55m x 2.54m

Bathroom  
2.01m x 1.82m



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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