



Queen Elizabeth Court, Clydebank
Offers Over £125,000
2 BED FLAT



 **McHugh**
Estate Agents



Features

2 Double Bedrooms

Top Floor position

Upgraded Ensuite and Bathroom

Large Lounge with Bay Window

Immaculate presentation throughout

New Worcester Combi boiler 2022

Well maintained communal areas

Allocated Parking Bay

10 minutes walk to Dalmuir Train Station

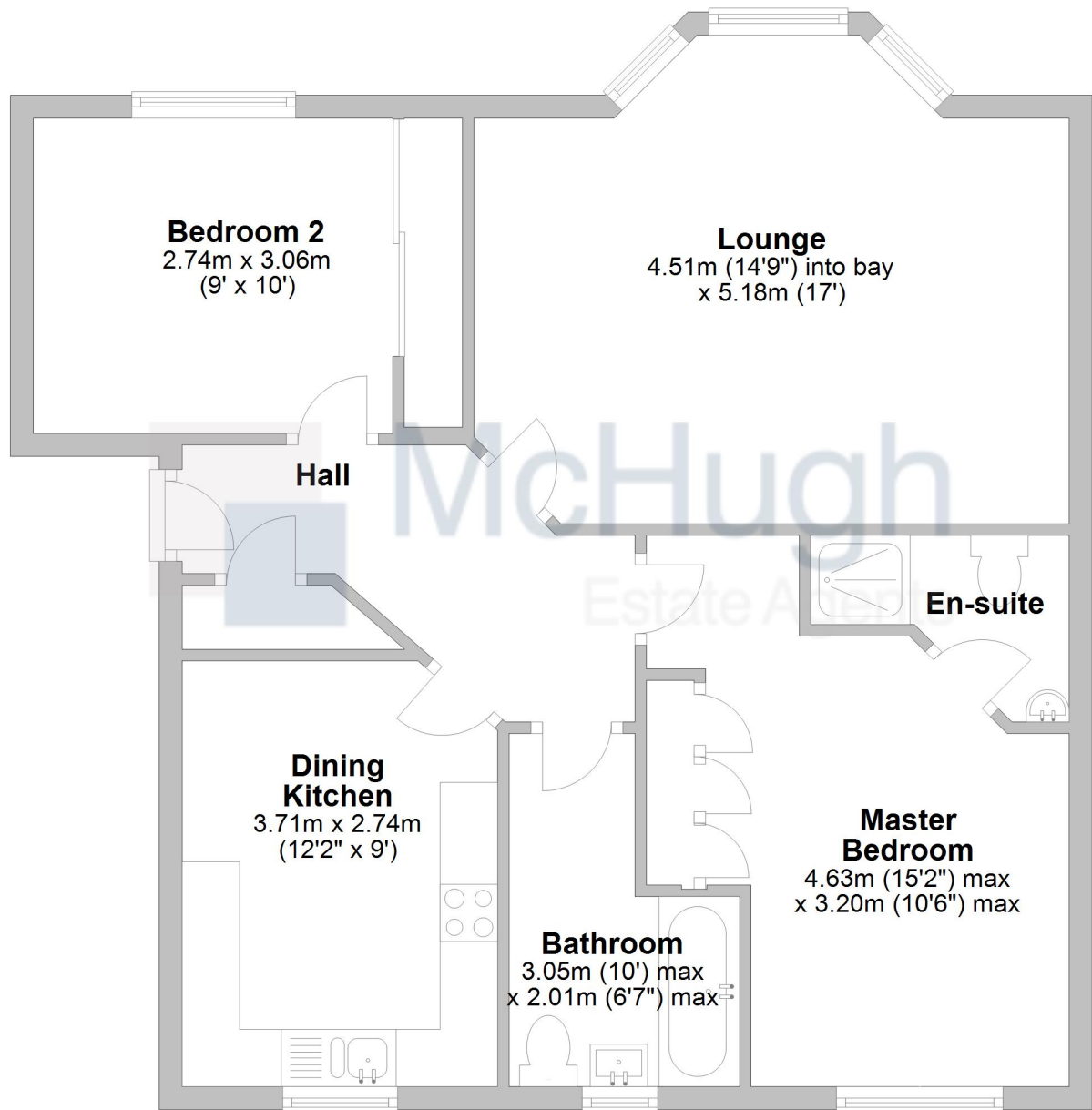
Handy for Clydebank business park



2 BED FLAT

Queen Elizabeth Court, Clydebank

Floor Plan



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

Queen Elizabeth Court, Clydebank

Situated in a popular town centre development, this Turnberry Homes 2 bedroom first floor flat is flooded with natural light and is presented in absolutely immaculate condition throughout.

Accommodation

There is a well maintained communal hallway and carpeted stairs leading to each floor. Once inside the flat, the welcoming central hallway provides access to all apartments. The generous lounge has ample space for a range of furniture and features a walk-in bay window. The dining-size kitchen is finished in Beech units and comes complete with an electric oven and gas hob. The kitchen offers fabulous, treetop views to the South.

Bedroom 1 is naturally bright and thoughtfully designed to comfortably accommodate inbuilt wardrobes and an ensuite shower room. Bedroom 2 is a spacious double bedroom with mirror door wardrobes and outlooks to the front. The beautifully upgraded bathroom comprises a stylish suite and a mains pressure, dual function shower with a 'rainfall' feature.

There is an inbuilt storage cupboard in the hall and a large private attic storage space.

Windows and Heating

The gas central heating system is powered by a modern Worcester Greenstar 4000 combination boiler which was installed in 2022. Further benefits include uPVC Double Glazing.

Gardens

The attractive communal grounds are maintained by the factoring agents.

Location

24F Queen Elizabeth Court enjoys a quiet yet central location just a short walk from St. Stephen's Primary School and Clydebank High School. The property is within easy reach of Dalmuir Park & Golf Course and mainline rail services. Clydebank's plentiful shopping facilities are within easy reach, as are excellent road links to Glasgow, M8 Motorway, the airport and Loch Lomond.

SAT NAV ref - G81 3BU

Lounge
5.18m x 4.51m

Dining Kitchen
2.74m x 3.71m

Master Bedroom
3.20m x 4.63m

En Suite
2.21m x 1.63m

Bedroom 2
3.06m x 2.74m

Bathroom
2.01m x 3.05m



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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