



Arran Place, Clydebank
Offers Over £69,995
1 BED FLAT



 **McHugh**
Estate Agents



Features

One Bedroom Flat

First Floor Position

New combi boiler installed 2024

Attractively priced accommodation

Naturally bright throughout

Secure Entrance System

Excellent inbuilt storage

Large hall cupboard/ Study

5 minutes walk to Singer train station

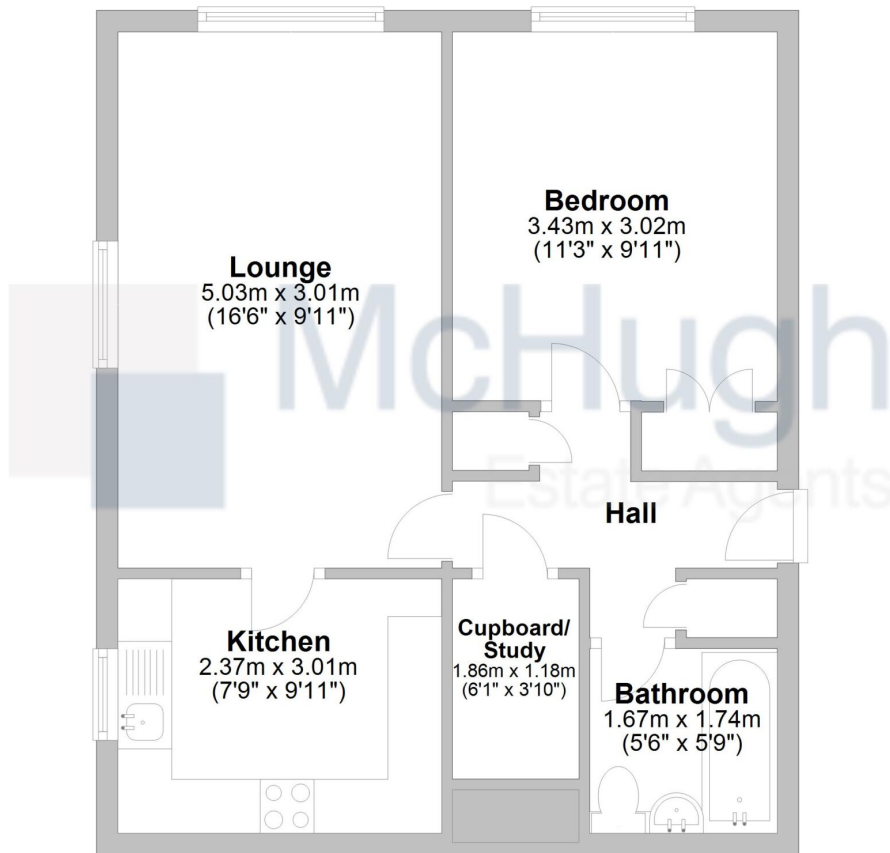
Large communal drying room

1 BED FLAT



Arran Place, Clydebank

Floor Plan



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

Arran Place, Clydebank

Set on the first floor of a refurbished building and enjoying open outlooks to the South, this naturally bright town centre flat provides attractively priced accommodation in excellent condition. The immaculate property is only minutes from bus stops, Singer Train Station, Clyde shopping centre and will be of particular interest to buy to let investors and first time buyers due to the condition and location.

Accommodation

The entrance door of the flat opens to a welcoming, central hallway where a large inbuilt storage cupboard is currently utilised as a home office. The bright South facing lounge has windows to the front and side and has space to accommodate a dining table if required. The refitted kitchen is finished in Beech-effect units with contrasting worktops and has an integrated eye-level oven, electric hob and extractor hood. The elegant bedroom is beautifully presented and enjoys the benefit of open outlooks and inbuilt wardrobes. The internal bathroom is fully tiled and comprises a white three piece suite with an electric over-bath shower.

There is a large, shared drying area on the landing.

Heating and Glazing

The property has uPVC double glazing and gas central heating (new combi boiler installed 2024).

Gardens

The development is set within well-maintained communal grounds and benefits from a large, residents' car park.

Location

Arran Place is conveniently situated within a five minute walk of the Clyde Shopping Centre and Singer train station. Clydebank's business park and Queens Quay are approximately 15 minutes on foot. For those who commute by car, excellent local road links make journeys to Glasgow city centre, Loch Lomond and M8 motorway achievable within 20 minutes.

SAT NAV ref - Flat 7, 8 Arran Place G81 3BD

Measurements

Lounge
5.03m x 3.01m

Kitchen
2.37m x 3.01m

Bedroom
3.43m x 3.02m

Bathroom
1.67m x 1.74m

Walk-in Cupboard/ Study
1.86m x 1.18m



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