



## 4 Littlemill Place, Bowling, G60 5BJ

Offers over £199,995



Elevate Property Services are delighted to present this splendid three-bedroom maisonette flat to market. Situated within the popular area of Bowling, this beautifully presented home is offered in true walk-in condition. Offering spacious, well-appointed accommodation across two levels, this fantastic property is sure to appeal to a variety of purchasers. Early viewing is therefore highly recommended for all interested parties.



## Further Information

To the front, the property enjoys an allocated parking space and ample visitor parking. Entry into the well-maintained communal building is via a secure door entry system, with this property being located on the first floor. A modern front door leads into a welcoming reception hallway, which provides access to all rooms with a staircase leading to the upper accommodation.

The bright, neutrally decorated lounge is flooded with natural light from large windows, creating a warm and inviting atmosphere. Offering generous space for both living and dining, this superb open-plan room is perfectly suited to everyday life and entertaining, flowing seamlessly into the kitchen. The contemporary fitted kitchen is finished with a range of wall and base units, complemented by stylish worktops that provide excellent preparation space and storage. Integrated appliances include a dishwasher, fridge-freezer, washing machine, gas hob, eye-level oven and microwave, creating a practical and functional cooking area.

Two generously proportioned double bedrooms are available on this level, both featuring fitted wardrobes and offer flexible accommodation, suitable for a variety of lifestyles. Completing the lower level is a stunning family bathroom comprising of a bath, vanity unit with wash-hand basin and W.C.

A carpeted staircase leads to the upper accommodation and impressive principal bedroom, which enjoys scenic views over the River Clyde, a spacious walk-in wardrobe and a modern en-suite shower room featuring a rainfall shower, vanity unit with wash-hand basin and W.C.

Externally, the communal rear garden has been thoughtfully maintained and features a combination of lawn and patio, creating an attractive outdoor space to relax and enjoy during the warmer months. The seating area provides an ideal setting for outdoor dining, while the enclosed surroundings offer a safe environment for children and pets.

Ideally situated within a short distance of schooling and Early Learning and Childcare Centres, the village of Bowling enjoys a fantastic setting on the edge of the River Clyde. It offers a variety of local amenities including shops and bars and is well connected to Glasgow via regular rail and bus links. Further excellent shopping facilities can be easily accessed in nearby Dumbarton and Clydebank. Main road connections are the A82 which puts Loch Lomond and the West of Scotland in easy reach.

We would highly recommend an early viewing as have no doubt this property will be very popular. Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

