



BestMove
SCOTLAND



**BLAIR &
BRYDEN**



GROUND FLOOR APARTMENT offering spacious living. Gas central heating and double glazing together with secured entry. Allocated parking. Hallway, lounge, kitchen, two bedrooms (master ensuite) & bathroom.

FLAT 0/2, 33 MILLER STREET, CLYDEBANK, G81 1UR

OFFERS OVER: £124,950

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We are pleased to present to market a rarely available modern ground floor two-bedroom flat in a sought after residential development. The property is quietly situated within a popular landscaped development which provides a scenic route for walkers/cyclists along the Forth & Clyde Canal. The flat is the largest style of the two bedroomed properties within the development.

Accommodation comprises lounge, two bedrooms (one with en-suite), kitchen and bathroom. Gas central heating. Double glazing.

Entry to the property is on the ground floor landing. The property benefits from a large spacious entry hallway which features a large full height cupboard space. Also features a door entry system, Laminate flooring, Power Point and Radiator. The lounge to the property offers a spacious and flexible living space. There is also plenty of light on offer as a result of full height patio doors partially overlooking the Canal and the rest of development. Fully carpeted, Vertical blinds, Radiators, Power Points, Telephone Point and Television Point. The kitchen to the property offers flexible cooking and dining space.

The kitchen is beautifully appointed with modern fixtures and fittings and appliances. Integrated gas hob and electric oven with extractor fan. Venetian blinds. Vinyl flooring. Modern floor and wall units. Stainless steel sink and drainer. Partially tiled. Radiator and Power Points. Space for white goods.

The master bedroom to the property is a large double room with full height built-in cupboard space and an en suite bathroom. Fully carpeted, Venetian blinds, Radiator, Power Points and Telephone Point. Full height patio doors leading to gardens. To the master bedroom features bathroom facilities, sink and a standing shower cubicle. All of which are clean modern appliances. Vinyl flooring and Radiator. Bedroom two Similarly to the master bedroom is very spacious double room with built-in full height wardrobes. Fully carpeted, Venetian blinds. Radiator and Power Points.

The main bathroom to the property features wash hand basin facilities and a bath tub. Partially tiled, Vinyl flooring, Radiator and Shaver Socket.

The property is within walking distance of local amenities such as the Clyde Shopping Centre, Business Park, West of Scotland College, Singer and Clydebank Train Stations. Easy access is afforded to Glasgow city centre and to Loch Lomond. Primary and Secondary schooling is provided in the area.

Early viewing is highly recommended for this attractive property.

ACCOMODATION

Lounge - 16'7" x 16'4" approx.

Kitchen - 13'3" x 7'10" approx.

Bedroom one - 13'8" x 13'3" approx.

En-suite - 7'3" x 5'8" approx.

Bedroom two - 16'5" x 9'10" approx.

Bathroom - 9'1" x 6'7" approx.

The agent has Not tested any apparatus, equipment, fixture Or services And cannot verify that they are In working order Or fit For their purpose, neither has the agent checked the legal documents To verify the tenure Of the Property. The prospective purchasers are advised To obtain verification from their Solicitor Or Surveyor. The above particulars whilst carefully prepared are Not warranted And Do Not form part Of any contract Of sale. Interested parties should have their own solicitor note their interest With the selling agents In order that they may be informed If a closing Date Is Set For the receipt Of offers. The sellers Do Not bind themselves To accept the highest Or any offer.

SELLING

Do you have a Property To sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation And advice On the sale Of your present Property. Should this be Of interest please ask For Linda Swan on 01475 788246 Or Harry Gray On 01475 558420.