



## 10E Queen Elizabeth Court, Clydebank, G81 3BU

Offers over £119,995



Elevate Property Services are delighted to present this splendid TWO-bedroom second (top) floor flat to market. This property is located within the highly sought after Clydebank area within walking distance of a host of amenities and transport links.



## Property Information

Welcome to 10E Queen Elizabeth Court, this splendid TWO bedroom flat is situated on the second (top) floor of a well-maintained building within central Clydebank. This property has been neutrally decorated throughout and is not expected to be available for long.

Private off-street parking is available to the rear of the building with all residents benefitting from an allocated parking space. Access into the building is via a secure door entry system providing access to authorised visitors. A carpeted staircase leads to this property on the second floor.

Upon entering, you are welcomed into the bright and airy reception hallway which leads to all rooms within this spacious property and boasts a large storage cupboard. The neutrally decorated lounge is generous in size and benefits from French doors leading to a Juliet balcony which creates an abundance of natural light. The modern fitted kitchen hosts an array of wall, base units and worktops, creating a clean and efficient workspace. Kitchen appliances include an integrated oven, hob and an extractor fan with ample space available for a free-standing washing machine, dryer and fridge-freezer. Two well-proportioned bedrooms are available, both with fitted storage facilities. The primary bedroom further benefits from an ensuite shower room, comprising of a shower cubicle with electric shower, wash hand basin and W.C. Completing this property, is a neutrally decorated bathroom comprising of a bath with electric shower over, wash hand basin and W.C. A convenient storage cupboard is available within the bathroom and further storage is available within the attic area.

Ideally situated within walking distance of local shopping centres, restaurants and sought after schooling, this property will appeal to variety of purchasers, including families with children of various ages. Also, with excellent transport links to Glasgow City, Loch Lomond or further afield, the location is ideal for a host of purchasers.

We would highly recommend an early viewing before it's too late! 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 floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## Room Dimensions

Lounge - 5.05m x 4.34m

Kitchen - 3.10m x 2.67m

Bedroom One - 4.65m x 2.69m

Ensuite - 1.80m x 1.63m

Bedroom Two - 3.56m x 2.77m

Bathroom - 2.95m x 2.01m

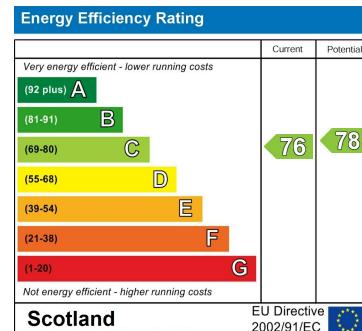
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.