

CALEDONIA  
BUREAU  
ESTATE & LETTING AGENTS



1/2, 31 Miller Street Clydebank G81 1UR

[www.caledoniabureau.co.uk](http://www.caledoniabureau.co.uk)



## DESCRIPTION

Rarely available, very well presented modern apartment occupying an enviable location, and boasting wonderful views over the canal. The generously proportioned accommodation comprises: Spacious lounge with laminated flooring and a Parisian balcony, well appointed fitted kitchen with integrated gas hob, electric fan assisted oven extractor hood and which also benefits from a Parisian balcony, two good sized double bedrooms with built-in wardrobes, a master en-suite shower room, and a partially tiled bathroom with over bath shower and screen. The subjects benefit from gas central heating, double glazing, a secured door entry system, private parking and attractive well maintained communal garden grounds. Early internal viewing of this lovely apartment is imperative.

Clydebank offers a whole host of excellent services including the popular Clyde Shopping Centre and Great Western Retail Park which is located close by. Sport and recreation facilities are readily available as are first class primary and secondary schools. Frequent train connections from both Clydebank and Singer railway stations mean Glasgow City Centre is less than 20 minutes away. There are also numerous bus services for commuters. The A82, Great Western Road and Erskine Bridge can be easily accessed by road.



**Viewing:**  
by appointment with Caledonia Bureau

**Date of entry:** negotiable

**Ref No:** C1141





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