

TOWN  
&  
COUNTRY

*7e Queen Elizabeth Gardens | Clydebank*





Luxury Turnberry Homes built top floor 2 bedroom flat with large private attic space and lovely outlook.

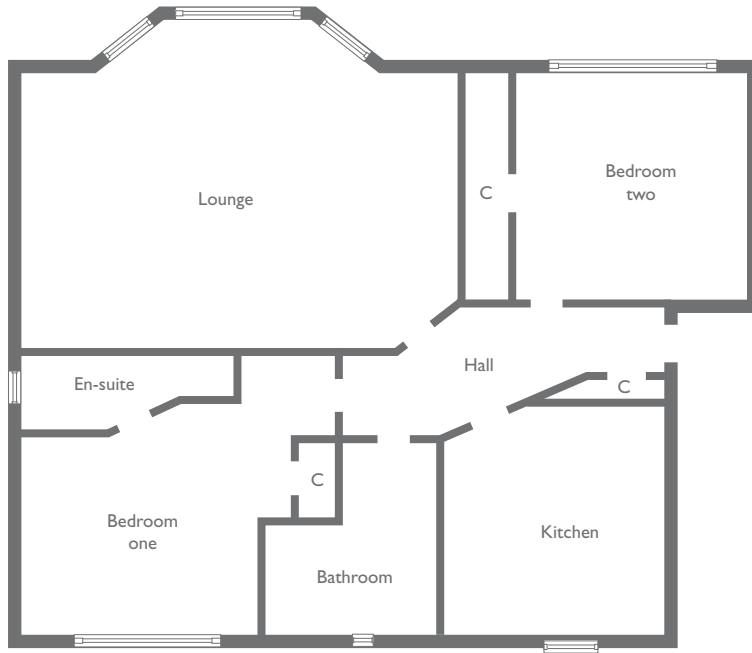
Located within a very popular development, which was built by the reputable house builder Turnberry Gardens. This attractive top floor flat has probably one of the best locations within the development boasting fine southerly aspects across the neighbourhood. The development is set within a landscaped cul-de-sac, created by the developers, and is extremely well placed for access to the West End's numerous shops, amenities and public transport facilities.

The accommodation comprises: - reception hallway which leads off to the lounge / dining room, dining size fitted kitchen, 2 bedrooms and the house bathroom. The lounge is a wonderful introduction to the property with adequate space for dining table and chairs, flooded in natural light with French doors opening out onto the Parisian balcony. The large dining size fitted kitchen has space provided for breakfasting style table and chairs. There is a range of impressive units with contrasting worktops. Included in the sale price is the stainless steel oven, hob and canopy hood. The upright fridge/freezer, washer/dryer are negotiable. There are two generously proportioned bedrooms and a modern house bathroom with three piece white suite. The master bedroom features an en suite shower room. Both bedrooms benefit from fitted wardrobes. There is a private attic space which provides adequate space for long term storage.

There is a security controlled residents' entranceway and outside there is allocating parking.

The development is factored by Messrs' Hacking & Paterson of Glasgow, who maintain the communal and landscaped area, both internally and externally.

Clydebanks is a very rich amenity area, with excellent road links to Glasgow and, across the Erskine Bridge, to Renfrewshire, making it a very popular commuting town to a number of areas. Locally, there is an excellent selection of shops in Clyde Shopping Centre, including an Asda superstore and other high street shops. There is also a cinema complex, a leisure centre and a choice of bars and restaurants. Public transport is available by both bus and rail. Schooling is available at all levels.



#### INCLUSIONS:

The inclusions are subject to negotiation.

#### RECREATION:

The area is very well served for the sporting enthusiast with a selection of facilities available including Golf Club's, Bowling Club's and Scotstoun Leisure Centre.

#### COMMUTING:

Clydebank train station provides a twice hourly service to and from Glasgow city centre. There are regular bus services from Dumbarton Road leading to Glasgow city centre.

#### RECEPTION HALLWAY

LOUNGE / DINING RM 5.26m x 4.61m

FITTED KITCHEN 3.89m x 2.76m

BEDROOM 1 4.02m x 3.21m

EN SUITE

BEDROOM 2 3.01m x 2.77m

BATHROOM

## TRAVEL DIRECTIONS

Leave Bearsden heading towards Clydebank on Duntocher Road A810. On entering Hardgate take the left hand turning at the roundabout onto Kilbowie Road A8014. At the next roundabout take the 2nd exit onto Kilbowie Road and continue on the A8014. Turn right into Hawthorn Street, and continue along turning left into Janetta Street. Continue along Janetta Street and take the 1st exit onto Second Avenue at the roundabout. Queen Elizabeth Gardens can be found on your right hand side.



We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances, but have relied upon our brief inspection and upon information supplied to us by the vendors. Accordingly, it is not intended that these particulars should be relied upon as a representation of facts or that they should have contractual status, and for example (i) The description of the property are intended to be a guide rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Photographs have been taken with a wide angle lens camera and are not necessarily comprehensive, accurate or current. (iv) No representation or warranty is given as to the title or as to the existence or otherwise of any planning consent, building regulation approval or other statutory permission. If there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you view and / or survey the property.

## TOWN & COUNTRY

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#### HOURS OF BUSINESS

Monday 9am - 6pm  
Tuesday 9am - 6pm  
Wednesday 9am - 6pm  
Thursday 9am - 6pm  
Friday 9am - 5pm  
Saturday 11am - 3pm  
Sunday 12pm - 3pm