




McEwan Fraser Legal
Solicitors & Estate Agents
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78 Birch Road
PARKHALL, CLYDEBANK, G81 3PF

LOUNGE



BATHROOM



BEDROOM ONE



BEDROOM TWO



78 BIRCH ROAD PARKHALL, CLYDEBANK

Parkhill is located on the edge of Clydebank and has frequent public bus links. It is also well served by Dalmuir and Singer Railway Station, meaning Glasgow City centre is only twenty minutes away. There are plenty of local shopping and

schooling facilities within Parkhall and further excellent services for retail and leisure are available within Clydebank, which is only minutes away. The A82, Great Western Road and Erskine Bridge can be easily accessed by road.

78 Birch Road is situated in Parkhall which is within easy reach to two railway stations, both offering public transport into Glasgow City centre.

The kitchen spacious, modern and full of fitted storage units. Included the sale of the property are the washing machine, four gas ring hob, oven and fridge freezer.

The flat consists of an internal hallway which leads to two double bedrooms, the kitchen, lounge and shower room.

The living room features a large window flooding it with natural lighting making the room feel both bright and fresh.

Both of the double bedrooms feature enough space for multiple items of free standing furniture and both include built-in storage cupboards.

Finally, there is shower room which is equipped with an electric shower. The flat has been decorated throughout with a fresh and neutral decor.



PROPERTY SPECIFICATIONS

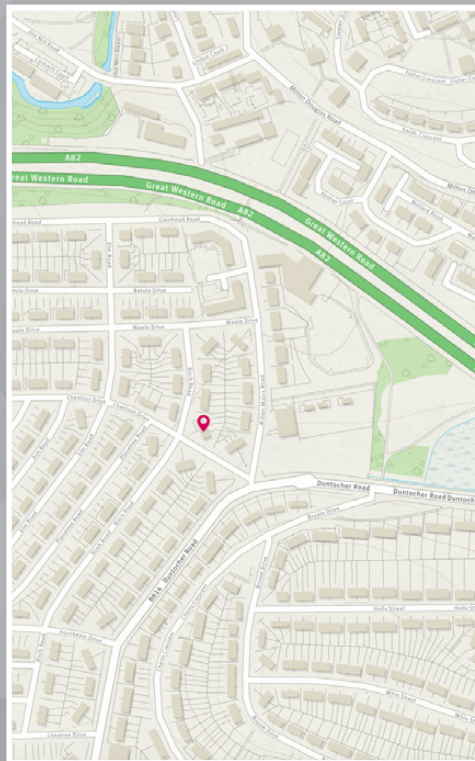


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Approximate Dimensions (Taken from the widest point)

Kitchen	3.60m (11'10") x 2.70m (8'10")
Lounge	4.50m (14'9") x 3.60m (11'10")
Bedroom 1	4.00m (13'1") x 3.00m (9'10")
Bedroom 2	3.30m (10'10") x 2.90m (9'6")
Bathroom	2.90m (9'6") x 1.70m (5'7")

Gross internal floor area (m²)

69m²

EPC Rating

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Extras (Included in the sale)

Sold as seen. (Excluding the one of the Televisions and the recliner in the second bedroom).


Solicitors & Estate Agents

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Part
Exchange
Available

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Text and description
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Photographer



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