



RESIDENCE

10A Queen Elizabeth Court, Clydebank, G81 3BU

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



Viewing by appointment with Residence Hamilton  
T: 01698 444333 | E: [hamilton@residenceestateagents.co.uk](mailto:hamilton@residenceestateagents.co.uk) | A: 34 Cadzow Street, Hamilton, ML3 6DG



## 2 Bedrooms | 1 Public Rooms | 1 Bathrooms

This immaculate modern apartment occupies a ground floor position within this desirable development which is located within the heart of the town.

The accommodation extends to secure entrance hall leading to a large inner hallway, sizeable lounge with bay window and French doors, contemporary fitted kitchen, two double bedrooms with fitted wardrobes, master en suite and separate three piece bathroom. Property also includes its own allocated parking bay with markings.

The floorplan shall provide a detailed layout of this spacious modern apartment however we highly recommend viewing in order to appreciate the scale of accommodation on offer and indeed the peaceful setting.

Further features of this property include gas fired central heating and double glazing.

Queen Elizabeth Court is a small, select development of apartments that enjoy a particularly tranquil setting close to all town centre amenities, public transport links and bars and restaurants. The property is excellently placed close to local amenities such as Clydebank Shopping Centre and Great Western Retail Park, with excellent schools in the catchment area. The A82 and M8 motorway conveniently located near the property for those travelling.



753.00 sq ft | EER = C



RESIDENCE



## Queen Elizabeth Court



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.