



2/2, 3 Goldenhill Court, Hardgate
Offers Over £119,000

2 BED FLAT



 **McHugh**
Estate Agents



Features

2 Bedrooms

Top Floor Flat

Private Attic Storage

Tastefully presented throughout

Integrated Kitchen

Double & Triple Glazing

Video Screen Security Entry

Private car parking

Highly sought after location

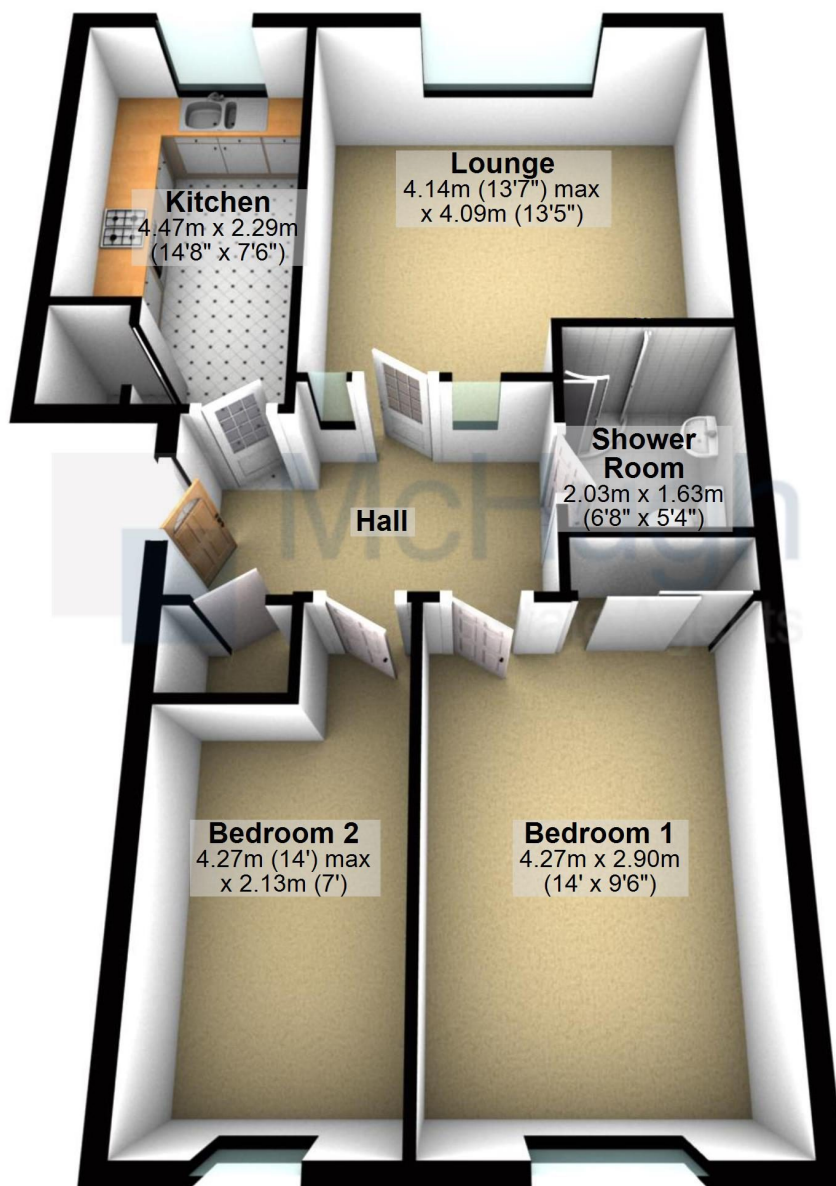
Handy for Shops at Hardgate Cross



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Floor Plan



Total area: approx. 59.8 sq. metres (643.6 sq. feet)

This floorplan has been created for guidance purposes only.
Plan produced using PlanUp.

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Set in a most sought after location at Hardgate Cross, this tastefully presented two bedroom top floor flat enjoys elevated outlooks over Clydebank and District Golf Course and will appeal to young and older generations alike.

The secure and well maintained building is accessed via a modern video entrance system, which opens to the immaculate communal hall and stairway.

Accommodation

The accommodation comprises a spacious entrance hall with an inbuilt storage and hatch to the private attic storage space. To the front, the bright and well proportioned lounge has views to the East over Hardgate and the golf course fairways. The refitted kitchen has space for a small dining table and comes complete with an integrated washer/dryer, fridge/freezer, oven and hob. The main bedroom is a spacious double room with inbuilt mirrored wardrobes and pleasant outlooks to the rear. Bedroom 2 is a tastefully presented room with views over the car park. The well proportioned shower room has a curved enclosure, an electric shower and a modern white 2 piece sanitary suite.

Windows & Heating

The property benefits from a mixture of upgraded upvc triple and double glazing. Heating is provided by electric storage and panel radiators.

Location

Goldenhill Court is a highly regarded flatted development within yards of a variety of shops & eateries at Hardgate Cross. Recreational facilities at Goldenhill Bowling Club, Goldenhill Park and Clydebank & District Golf Club are within easy walking distance.

Frequent bus services to Clydebank and Glasgow operate within the area (bus stops are a short walk in either direction). Nearby, the A82 Gt Western Road provides access to Glasgow, Loch Lomond, Erskine Bridge & M8 Motorway.

Dimensions

Lounge
13'7 x 13'5

Kitchen
14'8 x 7'6

Bedroom 1
14'0 x 9'6

Bedroom 2
14'0 x 7'0

Bathroom
6'8 x 5'4

Energy Rating - Band C



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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