



2 Colbreggan Place, Hardgate
Offers Over £119,000

3 BED FLAT



 **McHugh**
Estate Agents



Features

Spacious 4 apartment flat

3 Bedrooms or 2 Bed/ 2 Public Rooms

Flexible accommodation

Ground Floor Position

Large South facing garden

Modern central heating

Double Glazing

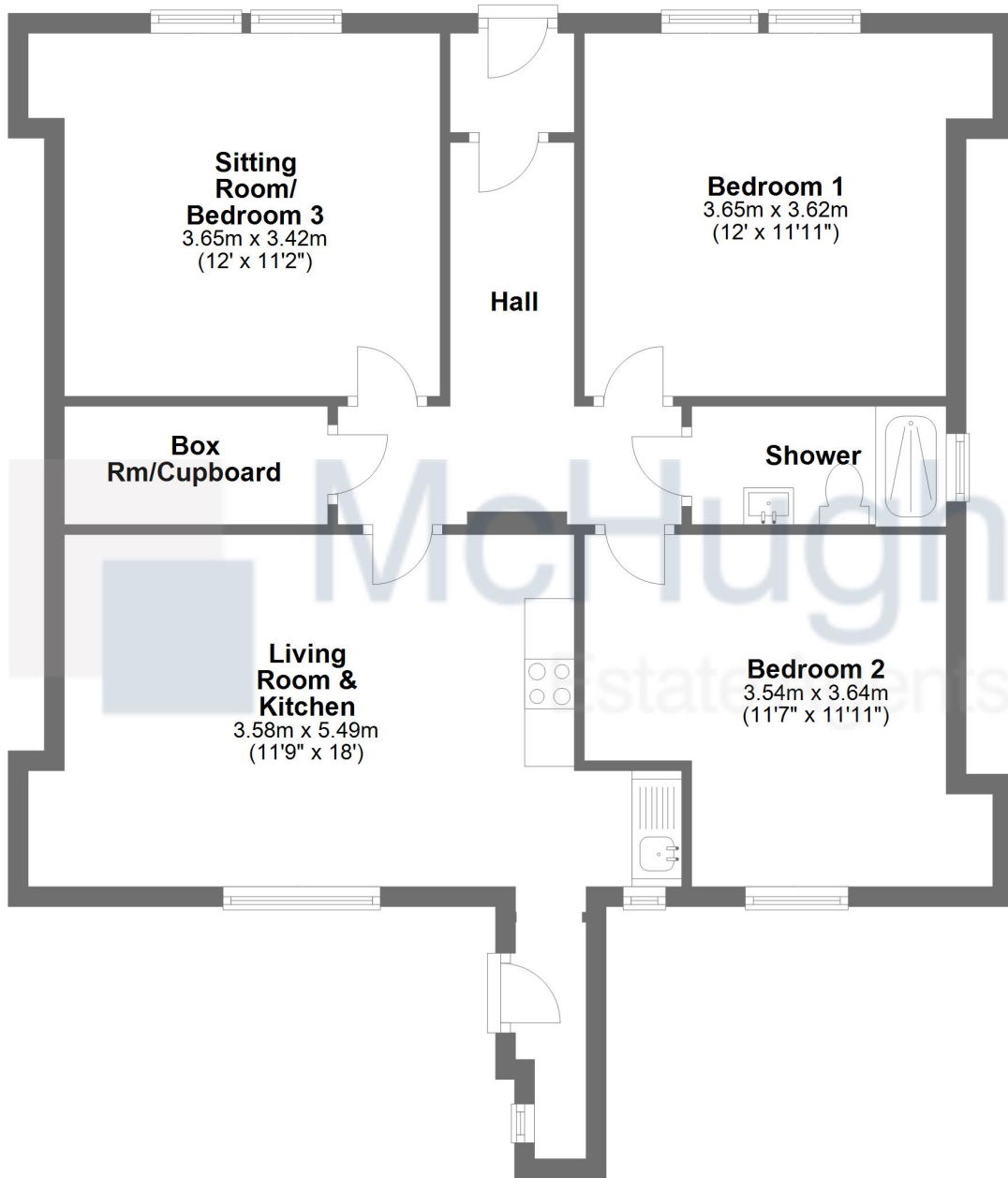
Located at Hardgate Cross



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2 Colbreggan Place, Hardgate

Floor Plan



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

2 Colbreggan Place, Hardgate

Set on the ground floor of a prominent stone built property at Hardgate Cross this four apartment lower quarter villa provides generous all-on-the-level accommodation with a private South facing rear garden.

The attractive building dates from the early 1900's and combines a traditional feel with modern family living.

Accommodation

The main door opens to an entrance vestibule where a second door leads to the well presented internal hall with attractive archways. At the rear of the property is the open plan living room and kitchen which has outlooks and a door to the rear gardens. There are three large double bedrooms, each with ample space for additional furniture. The stylish shower room has a white suite, a dual function mains shower with a 'rainfall' feature and has been finished in a mix of tiled flooring and 'wet-wall' panels. Off the hallway is a large box room/walk-in cupboard which will comfortably accommodate bulkier items such as a bike or buggy.

Heating and Glazing

The property benefits from a refitted central heating system (modern combi-boiler) and wooden framed double glazing.

Gardens

The property has a generous South facing garden at the rear. There is a suntrap patio area at the back door, a further sizeable patio and a lawn drying green at the rear.

Location

Hardgate Cross offers a variety of shops, cafes, bars and restaurants. Goldenhill Primary School, Goldenhill Park and Clydebank & District Golf Club are all within an easy walk. Hardgate is well served by regular bus services to Clydebank and Glasgow. Train stations at Dalmuir, Clydebank and Bearsden are within a short drive. Nearby, the Great Western Road provides excellent road links to Glasgow, Loch Lomond and M8 Motorway.

Dimensions

Living Room & Kitchen - 3.58m x 5.49m

Sitting Room/ Bedroom 3 - 3.65m x 3.42m

Bedroom 1 - 3.65m x 3.62m

Bedroom 2 - 3.54m x 3.64m

Shower Room - 1.16m x 3.64m



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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