



6a Old Street, Duntocher  
**Fixed Price £230,000**  
4 BED DETACHED VILLA



 **McHugh**  
Estate Agents



## Features

4 Bedrooms

Thoughtfully reconfigured and modernised

Superb Dining-size Kitchen

Modern Heating and Glazing

Large corner gardens

Double Garage and 4+ car driveway

Stylish Bathroom

Detached villa in the heart of the village

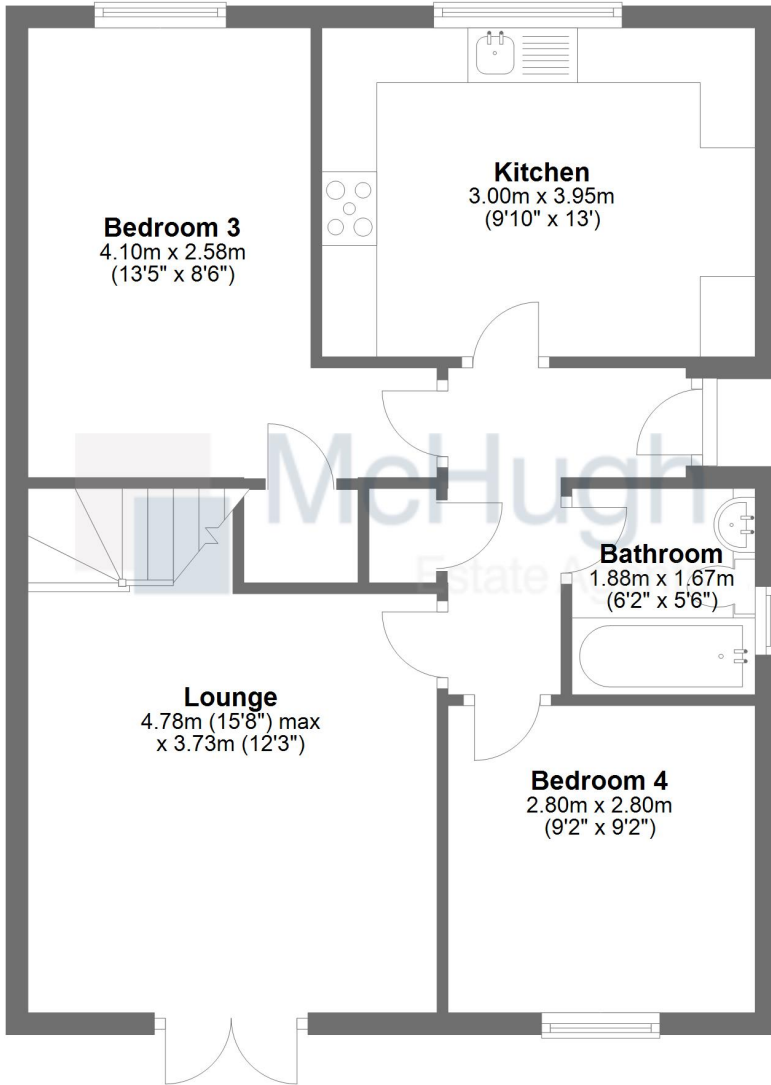
Large South facing garden

## 4 BED DETACHED VILLA

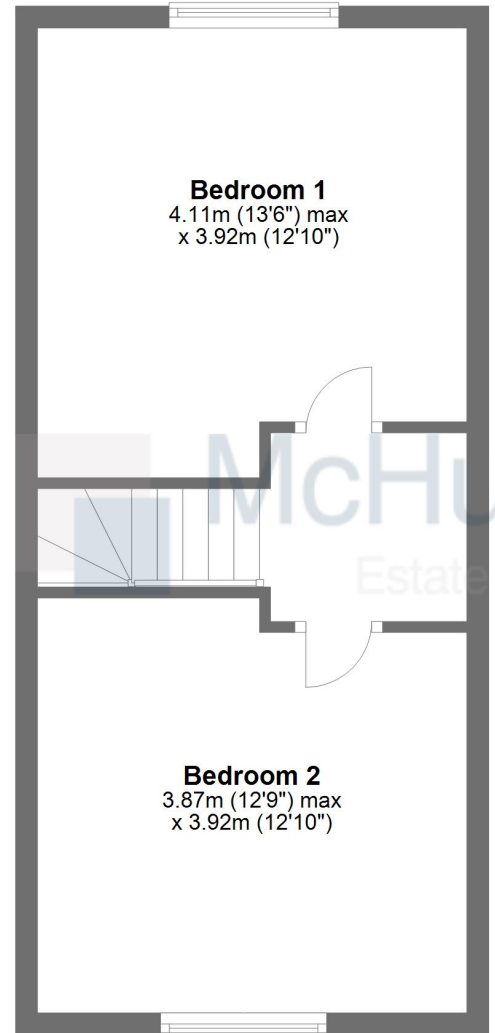


6a Old Street, Duntocher

## Ground Floor



## First Floor



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

# 6a Old Street, Duntocher

Set on a generous corner plot within a sought after Duntocher location, this superb detached villa provides generous family accommodation in walk-in condition.

The property sits within large grounds which offer large off-street parking, a double garage, a level lawn and a secluded decked patio. Internally the vendors have upgraded the kitchen, bathroom and reconfigured the layout to suit modern family life.

## Accommodation

Ground Floor - An L-shaped hallway leads to all rooms on the ground floor. The generous lounge has ample space for a range of furniture and has twin French doors to the fully enclosed decked patio area. The superb kitchen has twin windows to the side and is finished in a stylish grey gloss with ample space for a central dining area. There are two well presented double bedrooms, each with outlooks to the side. The fabulous refitted bathroom is fully tiled, finished in a modern suite and has a dual function shower with a 'rainfall' feature.

Upper Floor - A staircase with stylish glass balustrades leads from the lounge to the upper floor. Bedroom 1 is a large double bedroom with a window to the side and ample room for additional furniture. Bedroom 2 is a naturally bright double room with elevated outlooks to the South. Both bedrooms have access to eaves storage.

## Gardens

The large gardens are enclosed by timber fencing and comprise a multi-car chipstone driveway with a double garage, a generous level lawn, a fully enclosed South facing timber decked patio and a chipstone drying area.

## Heating and Glazing

The subjects have modern double upvc glazing and a gas central heating system (Vokera combi boiler).

## Location

6A Old Street enjoys a pleasant position on the corner of Old Street and Gentle Row. All amenities on offer in the village are within a short walk. Recreation facilities including scenic walks and lawn bowls at Goldenhill Park, and golf courses at both Hardgate and Dalmuir are within easy reach. The property is ideally located for easy access to A82 Great Western Road which provides excellent road links to Glasgow, Loch Lomond and M8 Motorway.

Sat Nav ref - G81 6DE

## Dimensions

Lounge - 4.78m x 3.73m

Kitchen - 3.00m x 3.95m

Bedroom 1 - 4.11m x 3.92m

Bedroom 2 - 3.87m x 3.92m

Bedroom 3 - 4.10m x 2.58m

Bedroom 3 - 2.80m x 2.80m

Bathroom - 1.88m x 1.67m



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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