



74 Dalglish Avenue, Duntocher  
**Offers Over £79,995**

3 BED FLAT



 **McHugh**  
Estate Agents



## Features

3 Double Bedrooms

Upper Cottage Flat

Modern Bathroom

Driveway Parking

Suntrap rear gardens

Dining Kitchen

Large Attic Storage Space

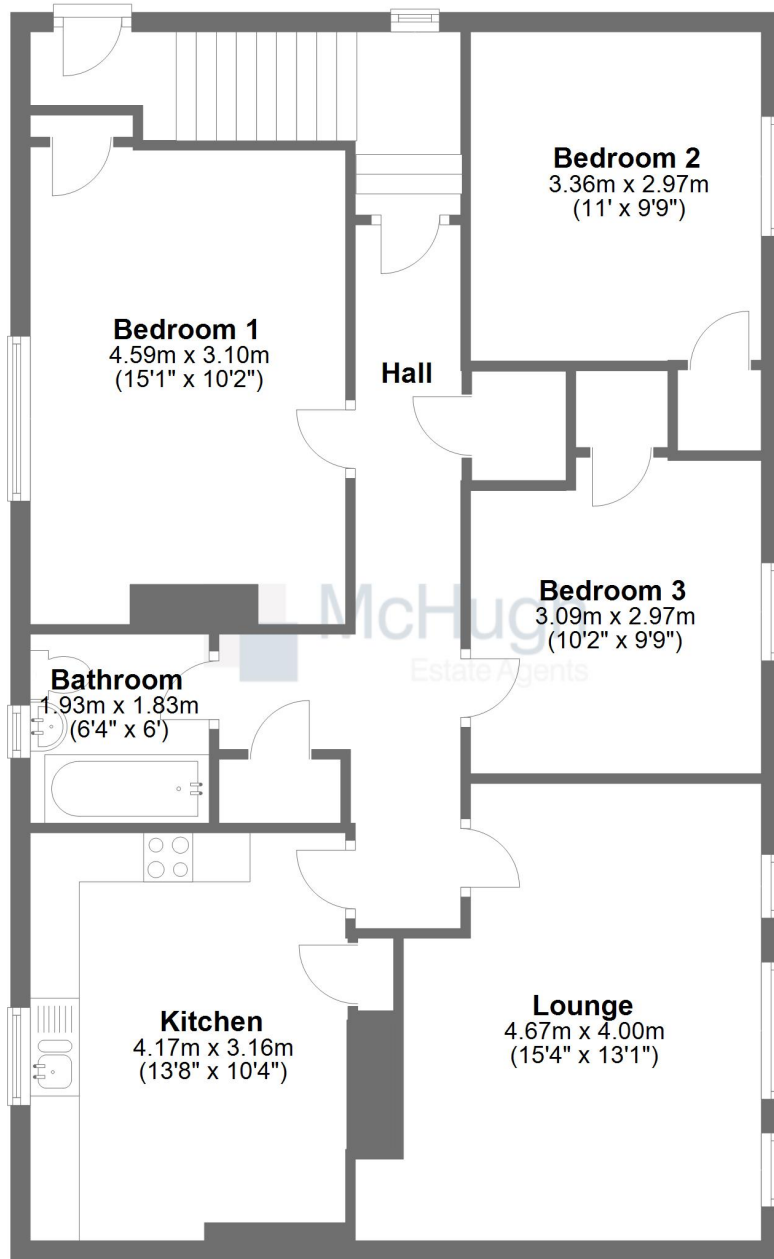
Double Glazing and Gas Central Heating



## 3 BED FLAT

74 Dalgleish Avenue, Duntocher

# Floor Plan



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

# 74 Dalgleish Avenue, Duntocher

Offering substantial and well presented accommodation, this attractively priced upper cottage flat enjoys a popular, family friendly location just a short walk from primary schooling, shops and bus services.

NB - This property is of Whitson Fairhurst construction and is being sold as a cash purchase only.

## Accommodation

A side entrance door accesses the carpeted stairway to the upper floor where there is a long, central hallway leading to all rooms. The generous south facing lounge has a focal point gas fire and a triple window formation to the front. The large kitchen has ample space for a family-sized dining table and is finished with a range of base and wall mounted units. The main bedroom is a large double bedroom at the rear of the property with outlooks over the rear garden and a large inbuilt cupboard. There are two further double bedrooms which inbuilt storage and have pleasant open outlooks to the front. The modern refitted bathroom is fully tiled and has a white vanity suite and an electric shower. An access hatch in the hallway accesses the exceptionally spacious, partially floored attic space.

## Heating and Windows

The property has gas central heating (Potterton combi boiler) and upvc double glazing.

## Gardens

There is a gently elevated rear garden which provides a generous suntrap lawn drying green. The side garden has been paved for off-street parking and has hedge screening on the borders.

## Location

The property is just a short walk from greenbelt and a children's play park in neighbouring Stark Avenue. Carleith Primary and St Mary's Primary Schools, shopping facilities and bus services are within walking distance. Recreational walks and cycle routes on the Kilpatrick Hills can be accessed via a pathway at the bottom of Beeches Road. Excellent road links are nearby; the A82 Great Western Road is accessible within minutes and allows easy access to Glasgow, Loch Lomond, Erskine Bridge, M8 Motorway and Glasgow Airport.

SAT NAV ref - G81 6DZ

## Dimensions

### Lounge

4.67m x 4.00m

### Kitchen

4.17m x 3.16m

### Bedroom 1

4.59m x 3.10m

### Bedroom 2

3.36m x 2.97m

### Bedroom 3

3.09m x 2.97m

### Bathroom

1.93m x 1.83m



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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