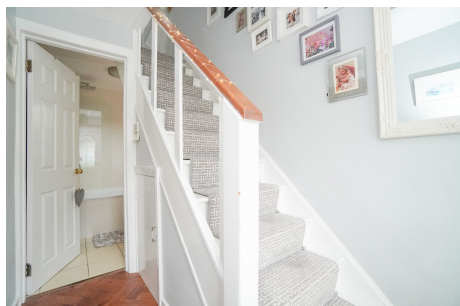




10 Duncombe Avenue, Hardgate  
**Offers Over £189,000**  
3 BED SEMI-DETACHED HOUSE



 **McHugh**  
Estate Agents



## Features

3 Bedrooms

Open Plan Lounge and Dining Room

Modern Kitchen

Downstairs Bathroom

Large Family Friendly Garden

Driveway and Garage

Backing onto rolling countryside

Highly regarded location

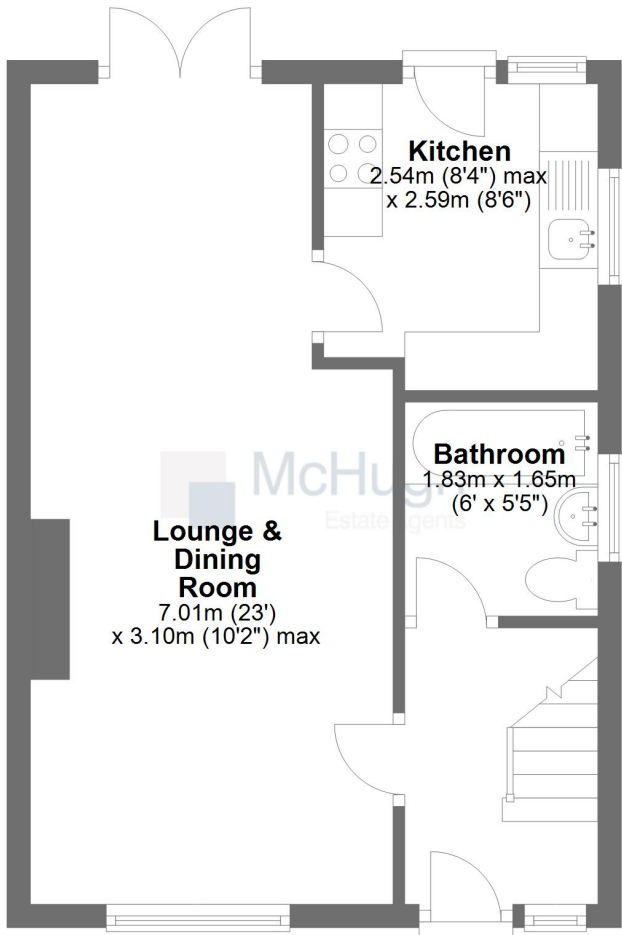
Attractively priced family accommodation



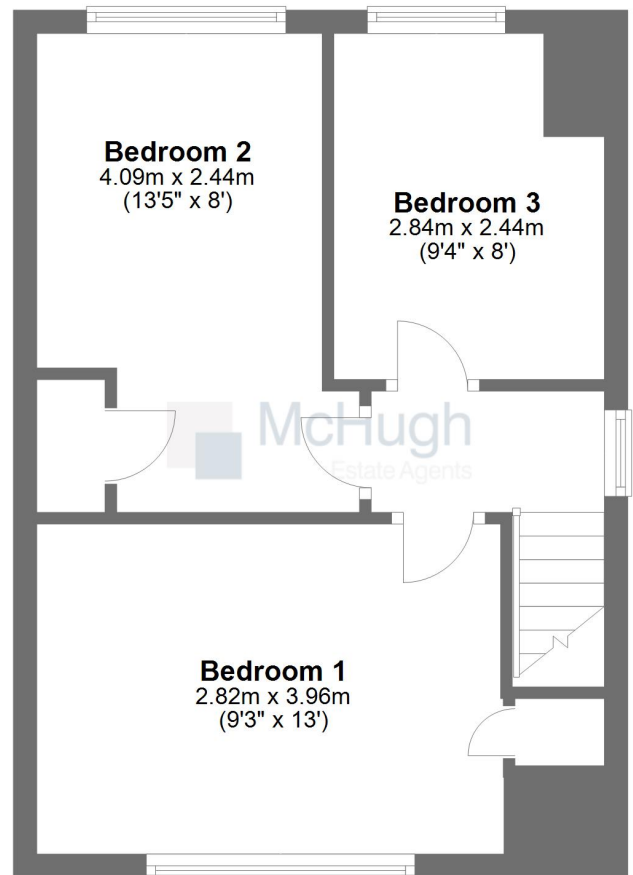
## 3 BED SEMI-DETACHED HOUSE

10 Duncombe Avenue, Hardgate

## Ground Floor



## First Floor



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

# 10 Duncombe Avenue, Hardgate

Backing onto rolling countryside in a most sought after location, this three bedroom semi-detached chalet style villa provides pristine family accommodation with superb rural views.

The vendors have owned the property for approximately 10 years. Within this period significant upgrades have included, upvc double glazing and French doors to the garden, installation of a log burner in the lounge, a refitted kitchen, hardwood herringbone flooring in the lounge and redecoration throughout.

## Accommodation

The impressive hallway leads into the open plan lounge and dining room which has windows to the front and rear and a feature log burning stove. Off the dining room is a immaculate white gloss kitchen which is flooded with natural light and has a door to the large, fully enclosed garden. Also on the ground floor is the bathroom which is fully tiled and has a white three piece suite and a mains mixer shower with a 'soaker' shower head.

The upper floor comprises a central landing and three beautifully presented, family sized bedrooms. A ceiling hatch on the upper landing accesses the attic space. Bedrooms 2 and 3 have views across the hillside.

## Heating and Glazing

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

## Gardens

The front garden comprises a neat central lawn with established foliage on the borders. Adjacent to this is the driveway which can accommodate 3 cars and leads to the single garage. The lovely rear garden is fully enclosed and provides two patio areas, a long, level lawn, a timber decked patio and established foliage on the borders.

## Location

Duncombe Avenue is conveniently located away from the main thoroughfare and within walking distance of primary schooling and shopping facilities. There is a well equipped children's play park just around the corner which is a great attraction for young families. Frequent and reliable bus services operate in the area and stops are on the lower half of Greenside Road and Breval Crescent.

SAT NAV ref - G81 6PP

## Dimensions

### Lounge & Dining Room

7.01m x 3.10m

### Kitchen

2.54m x 2.59m

### Bathroom

1.83m x 1.65m

### Bedroom 1

2.82m x 3.96m

### Bedroom 2

4.09m x 2.44m

### Bedroom 3

2.84m x 2.44m



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.

### **McHugh Estate Agents**

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