



54 Stewart Drive, Hardgate  
**Offers Over £162,000**  
3 BED SEMI-DETACHED HOUSE



 **McHugh**  
Estate Agents





## Features

Extended semi-detached villa

3 Bedrooms

Sun Room extension

Handy ground floor WC

Low maintenance front and rear gardens

Next to Goldenhill Park

2 min walk to Goldenhill Primary School

Quiet, traffic-free location

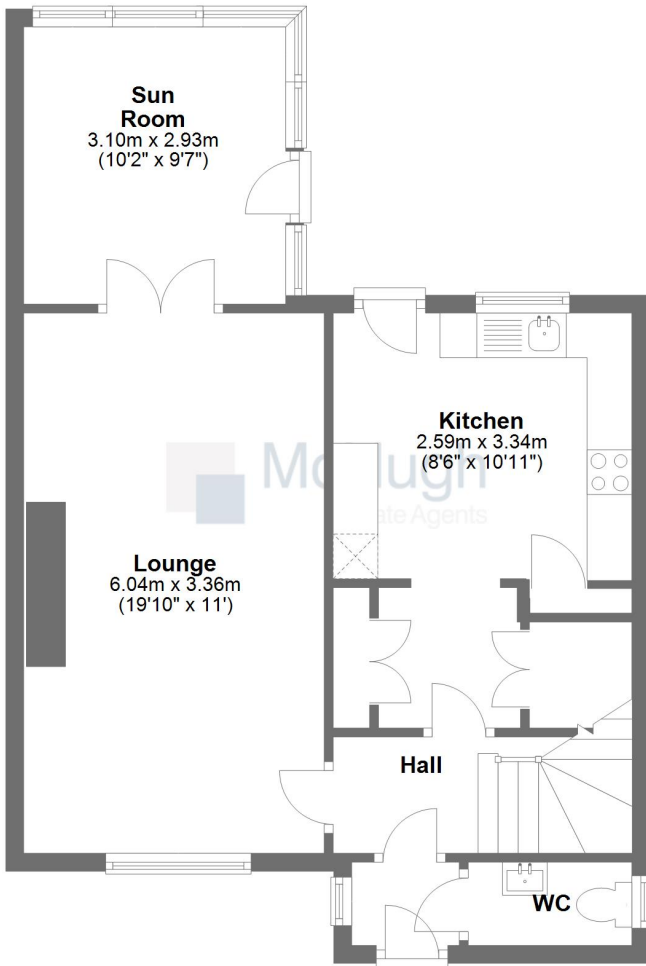
A truly superb family home



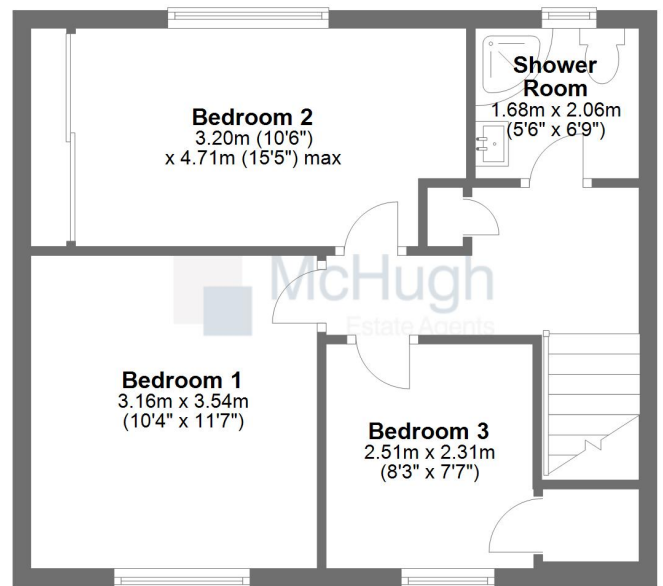
**3 BED SEMI-DETACHED HOUSE**

54 Stewart Drive, Hardgate

## Ground Floor



## First Floor



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

# 54 Stewart Drive, Hardgate

This extended 3 bedroom semi-detached villa provides rarely available family sized accommodation within the highly regarded Goldenhill district of Hardgate. The property is situated in a traffic-free location, just a short walk from Goldenhill Primary School, Goldenhill Park and frequent bus services at Hardgate Cross.

## Accommodation

The entrance door accesses the bright hallway where there is a modern WC off. The well presented lounge has outlooks over the garden to the front and twin French doors at the rear open to the sun room. Off the hall, the refitted kitchen is well proportioned and has a range of base and wall units and has a mix of cream and wood veneer. A door from the kitchen accesses the suntrap rear garden.

On the upper floor, the main bedroom is located to the front of the property and is naturally bright. Bedroom two is a second double bedroom which has elevated outlooks over the rear garden towards the Erskine Bridge. Bedroom 3 is a well proportioned bedroom which currently accommodates a double bed and has a deep inbuilt storage cupboard. The fully tiled shower room has a modern suite and a curved shower enclosure with an electric shower.

A ceiling hatch provides access to the large loft storage space.

## Glazing and Heating

The property benefits from upvc double glazing and a gas central heating system (Worcester combi-boiler).

## Gardens

To the front of the property, the enclosed garden provides a suntrap patio and an all-weather lawn. At the rear, the generous South West facing garden is finished with neat fencing and all-weather lawn. There is a suntrap decking area, which provides a perfect, sheltered space for evening sunshine.

## Location

Stewart Drive is a sought after location within the district with Hardgate Cross, Goldenhill Primary and bus services all within 5 minutes walk. Woodland paths and children's play areas at Goldenhill Park are just around the corner.

SAT NAV - G81 6AQ

## Dimensions

### Lounge

6.04m x 3.36m

### Kitchen

2.59m x 3.34m

### Sun Room

3.10m x 2.93m

### WC

0.93m x 1.83m

### Bedroom 1

3.16m x 3.54m

### Bedroom 2

3.20m x 4.71m

### Bedroom 3

2.51m x 2.31m

### Shower Room

1.68m x 2.06m





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**

576 Kilbowie Road  
Hardgate Cross  
Clydebank  
G81 6QU

01389 879941  
[info@mchughestateagents.co.uk](mailto:info@mchughestateagents.co.uk)