



43/1 Stewart Drive, Hardgate  
**Offers Over £69,000**

1 BED FLAT



 **McHugh**  
Estate Agents



## Features

One Bedroom

Upper cottage flat

Only 2 flats (upper) in the close

Secure Entrance System

Spacious and naturally bright

Handy for schools, shops and public transport

Next to Goldenhill Park

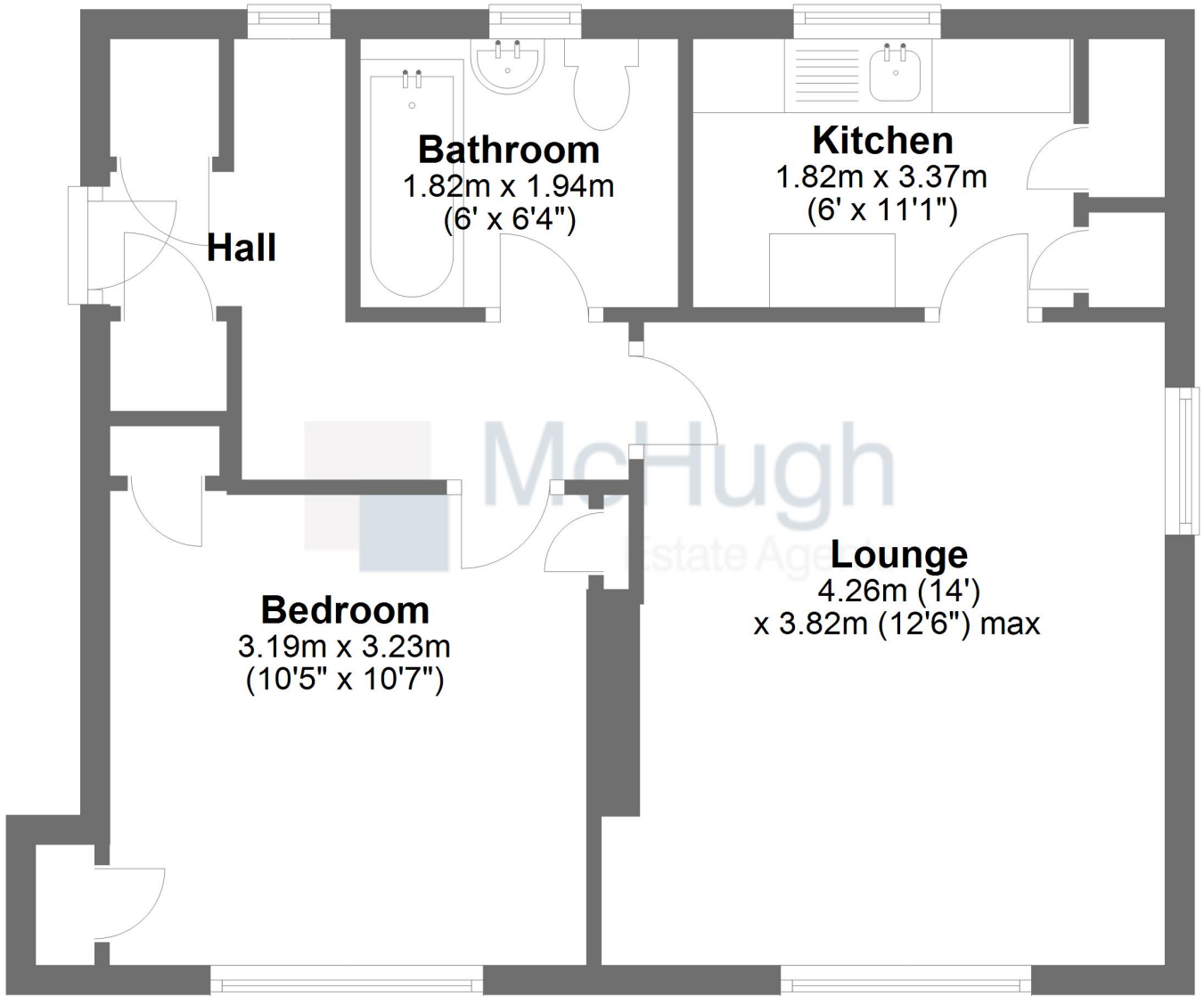
Suntrap garden



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# Floor Plan



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

# 43/1 Stewart Drive, Hardgate

This rarely available upper cottage flat is located in the highly regarded Goldenhill district of Hardgate. The property is situated within a short walk of Goldenhill Primary School, Goldenhill Park and frequent bus services at Hardgate Cross.

## Accommodation

A secure entrance door provides access to the well maintained hall and stairs. The entrance door to the flat opens to the bright hallway. Off the hall, the spacious lounge is flooded with light from windows at the side and rear. The fitted kitchen has two inbuilt cupboards and outlooks over the street towards the park. The double bedroom is generously proportioned and benefits from 3 inbuilt cupboards. The refitted bathroom is finished in modern wet-wall panelling and has an electric shower.

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

## Glazing and Heating

The property benefits from double glazing and a gas central heating system.

## Gardens

A door to the rear of the communal hallway accesses the residents' gardens where there is a private lawn section belonging to this flat.

## 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 childrens' play areas at Goldenhill Park are just around the corner.

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## Dimensions

### Lounge

4.26m x 3.82m

### Kitchen

3.46m x 2.72m

### Bedroom

1.82m x 3.37m

### Bathroom

1.82m x 1.94m



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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