



73 Mallard Road, Hardgate
Offers Over £119,000

2 BED FLAT



 **McHugh**
Estate Agents



Features

2 Double Bedrooms

Upper cottage flat

Presented in pristine condition

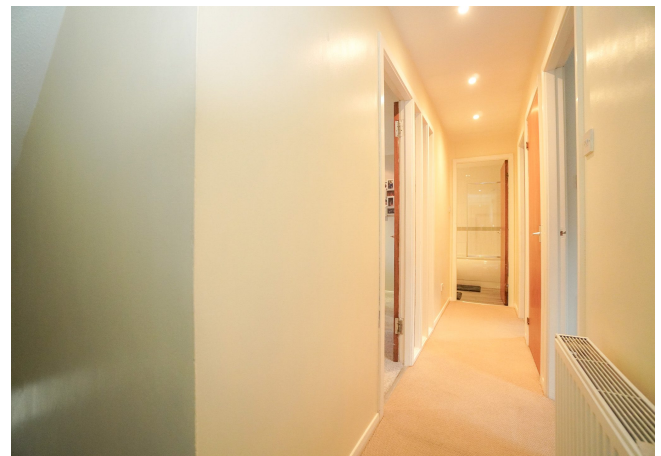
Modern UPVC Double Glazing

New Worcester combi boiler 2023

Bright fresh decor throughout

Large attic space

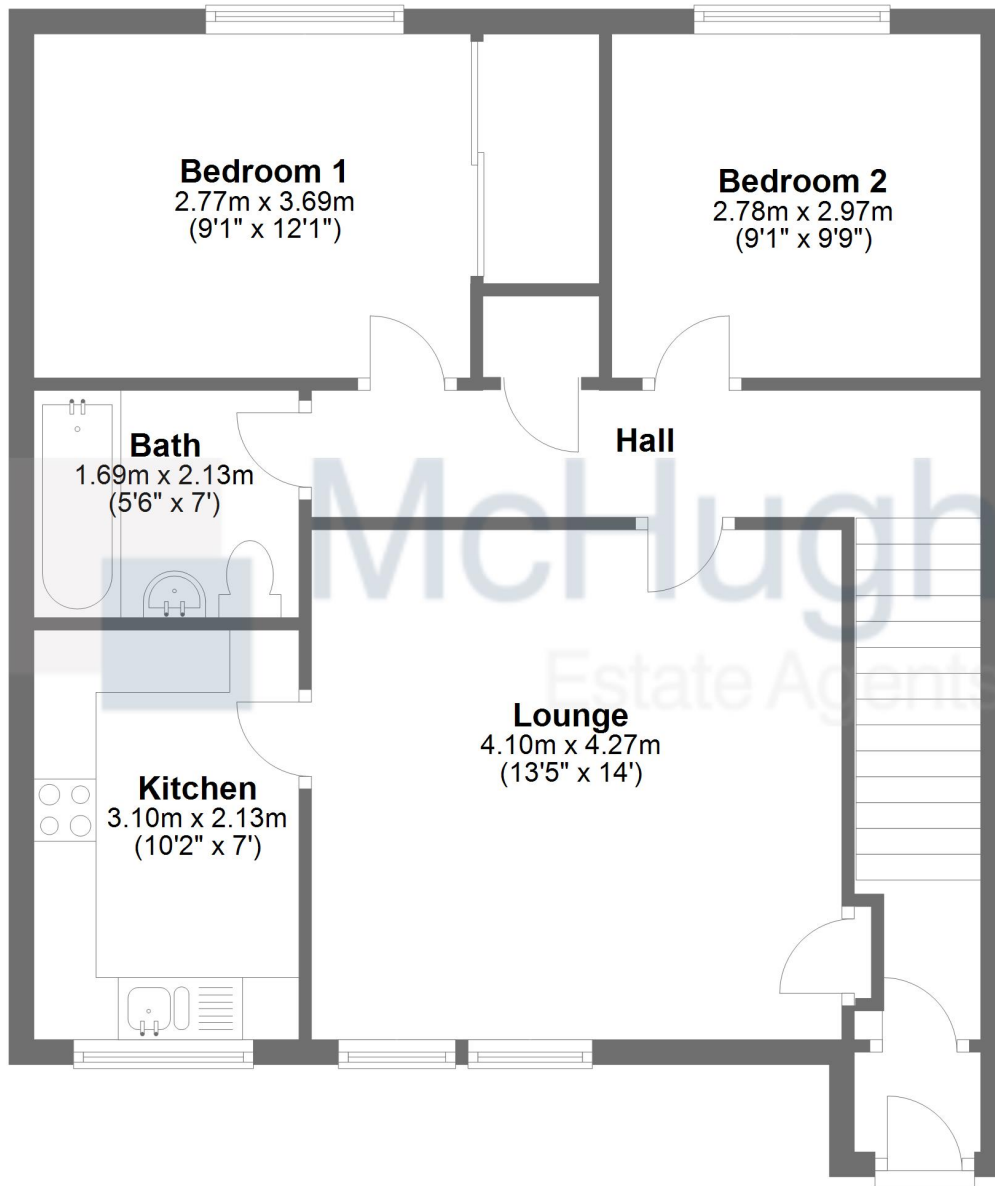
Sought after cul-de-sac development



2 BED FLAT

73 Mallard Road, Hardgate

Floor Plan



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

73 Mallard Road, Hardgate

This upgraded and tastefully presented upper cottage flat is set in a low-traffic cul-de-sac development which is formed of a pleasant mix of cottage flats, villas and bungalows. The extensively upgraded property benefits from modern upvc double glazing, a newly installed Worcester Greenstar boiler (May 2023) a refitted kitchen and a modern bathroom. A truly superb flat in move-in condition.

Accommodation

The accommodation comprises an entrance porch and staircase to the upper hall. The naturally bright and tastefully presented lounge has a twin window formation to the front and outlooks over parking bays. The stylish fitted kitchen is finished in white units with contrasting worktops, an electric hob, oven and extractor hood. The internal hall has a large inbuilt storage cupboard, recessed downlighting and an access hatch to the attic. There are two double bedrooms, each with open outlooks to the rear (bedroom 1 has large inbuilt mirror door wardrobes). The elegant, tiled bathroom is finished in a white 3 piece suite with an electric over-bath shower.

Gardens

There is a large, communal drying green at the rear of the property which is level and enclosed by timber fencing. The attractive communal grounds in the development are maintained by the factoring agents.

Location

Mallard Road is a quiet, level location within an easy walk of shops, schools and public transport. The A82 is close to hand, allowing easy road access to Glasgow, Loch Lomond, Erskine Bridge and M8 Motorway.

SAT NAV ref - G81 6NQ

Dimensions

Lounge
4.10m x 4.27m

Kitchen
3.10m x 2.13m

Bedroom 1
2.77m x 3.69m

Bedroom 2
2.78m x 2.97m

Bathroom
1.69m x 2.13m



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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