



Smith Crescent, Hardgate
Offers Over £175,000
3 BED SEMI-DETACHED HOUSE



 **McHugh**
Estate Agents



Features

3 Bedrooms

Extended Semi Detached Villa

Rarely available location

Elevated open outlooks

Immaculate shower rooms on both levels

Modern Integrated Kitchen

Absolute walk-in condition

10 minutes walk from schools

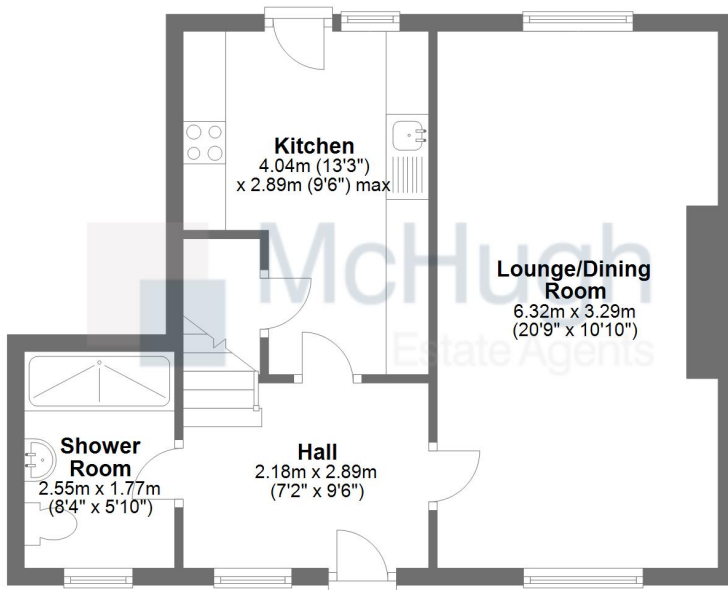
Handy for excellent road links



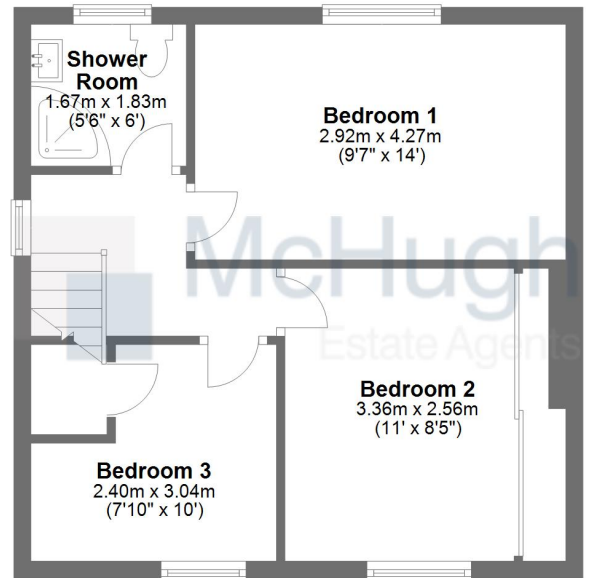
3 BED SEMI-DETACHED HOUSE

Smith Crescent, Hardgate

Ground Floor



First Floor



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

Smith Crescent, Hardgate

Set in a rarely available Hardgate location and enjoying elevated open outlooks to the front, this immaculate semi-detached villa has been extended to the side and tastefully modernised throughout. The fabulous property is just a short walk from nursery, primary and secondary schools and will be of particular interest to the family market.

Accommodation

On the ground floor the entrance door opens to the bright, spacious hallway which accesses all rooms. The well presented lounge is flooded with light from front and rear windows and has a focal point fireplace. The generous room has ample room to accommodate a dining table if required. Off the hall, the stylish kitchen is fitted with cream gloss units and contrasting granite-effect worktops. The kitchen comes with an integrated fridge/freezer, dishwasher, NEFF 'Slide and Hide' oven and a Bosch electric hob. The ground floor has been extended to provide a spacious shower room which has a generous low-rise enclosure and is finished in wet-wall panelling.

On the upper floor, the main bedroom is located to the rear of the property and has ample space for additional furniture. Bedroom two is a second double bedroom which has elevated outlooks to the South. Bedroom 3 is a well proportioned single bedroom which has a deep inbuilt storage cupboard. The superb 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.

Gardens

To the front of the property, the enclosed garden has a central path and steps with lawn sections on either side. At the entrance level, a paved patio area enjoys sunny exposures and elevated outlooks. The rear garden has a sloped lawn with open outlooks across greenbelt and beyond. There is a large timber storage hut in situ.

Location

Smith Crescent is a sought after location within the Goldenhill district with Hardgate Cross, Goldenhill Primary, Goldenhill Park and bus services all within 5 minutes walk. The property is conveniently located for easy access to A82 Great Western Road which is a main road link to Glasgow City Centre, Loch Lomond, Erskine Bridge and M8 motorway.

SAT NAV - G81 6AD

Dimensions

Hall - 2.18m x 2.89m

Lounge/Dining Room - 6.23m x 3.29m

Kitchen - 4.04m x 2.89m

Shower Room (ground floor) - 2.55m x 1.77m

Bedroom 1 - 2.92m x 4.27m

Bedroom 2 - 3.36m x 2.56m

Bedroom 3 - 2.40m x 3.04m

Shower Room (upper floor) - 1.67m 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.

McHugh Estate Agents

576 Kilbowie Road
Hardgate Cross
Clydebank
G81 6QU

01389 879941

info@mchughestateagents.co.uk