



4 Kilbowie Road, Hardgate  
**Offers Over £184,995**  
3 BED SEMI-DETACHED HOUSE



 **McHugh**  
Estate Agents





## Features

3 Bedrooms

Semi-detached villa

Absolute walk-in condition

Fully enclosed suntrap garden

Modern uPVC Double Glazing

Gas Central Heating

Upgraded Kitchen and Bathroom

Single car garage

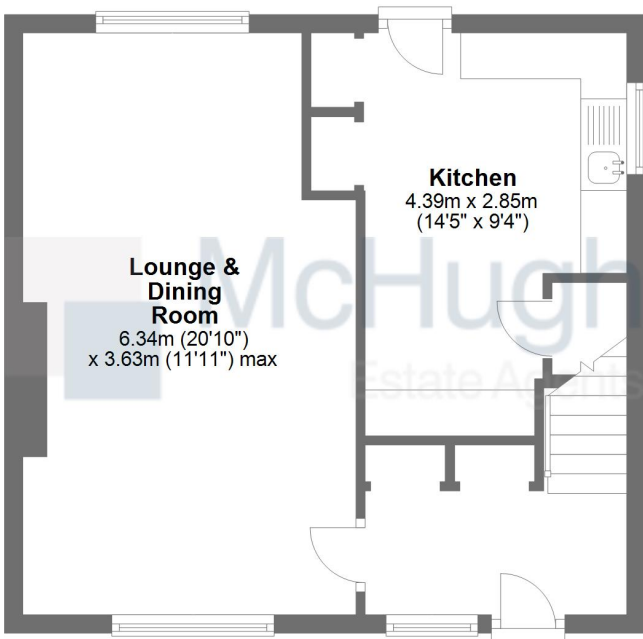
Walking distance to schools and shops



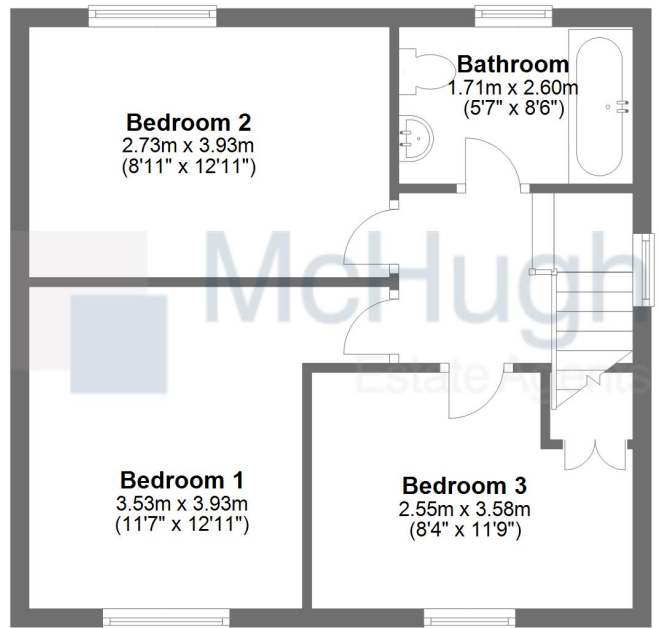
## 3 BED SEMI-DETACHED HOUSE

4 Kilbowie Road, Hardgate

### Ground Floor



### First Floor



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

# 4 Kilbowie Road, Hardgate

Set in a small, family friendly cul-de-sac of only 4 properties, this spacious semi-detached villa provides long term accommodation in move-in condition.

The property has been tastefully upgraded and benefits from modern double glazing, a refitted kitchen and bathroom, new internal doors throughout and a bright, fresh decor throughout.

## Accommodation

The entrance door opens to the naturally bright hallway where there are two inbuilt storage recesses. Off the hall, the lounge and dining area have outlooks to the front and rear and space for a variety of furniture. A door from the dining area leads to the generous kitchen, which is fitted with a range of cream gloss units and has direct access to the private rear garden.

On the upper floor there are three family-sized bedrooms, each with an abundance of natural light and pleasant outlooks. The large bathroom is fully tiled and fitted with a stylish white suite and a mains mixer over-bath shower.

## Heating and Glazing

The property benefits from gas central heating (combi boiler) and upgraded uPVC double glazing.

## Gardens

There is a neat, open lawn garden to the front of the property and an adjacent path which leads to the front door. At the rear, the garden is enclosed by neat border hedging and provides a large suntrap lawn and a generous timber decking area.

## Location

4 Kilbowie Road is located within walking distance of primary schools, bus services, shops, Goldenhill Park and the Antonine Sports Centre. There are a range of local shops at Hardgate Cross and on Kilbowie Road. Close by, the A82 Great Western Road provides easy access to Glasgow, Loch Lomond, the Erskine Bridge & M8 Motorway. Glasgow Airport is approximately 15 minutes by car.

SAT NAV ref - G81 6QT

## Dimensions

### Lounge

6.34m x 3.63m

### Kitchen

4.39m x 2.85m

### Bedroom 1

3.53m x 3.93m

### Bedroom 2

3.93m x 2.73m

### Bedroom 3

2.55m x 3.58m

### Bathroom

1.71m x 2.60m





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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