



34 Colbreggan Gardens, Hardgate  
**Offers Over £99,995**

2 BED FLAT



 **McHugh**  
Estate Agents



## Features

2 Double Bedrooms

Lower Cottage Flat

Stunning Shower Room

Upgraded Double Glazing and Heating

Quiet cul-de-sac setting

Suntrap gardens

Rarely available location

2 mins walk from Hardgate Cross

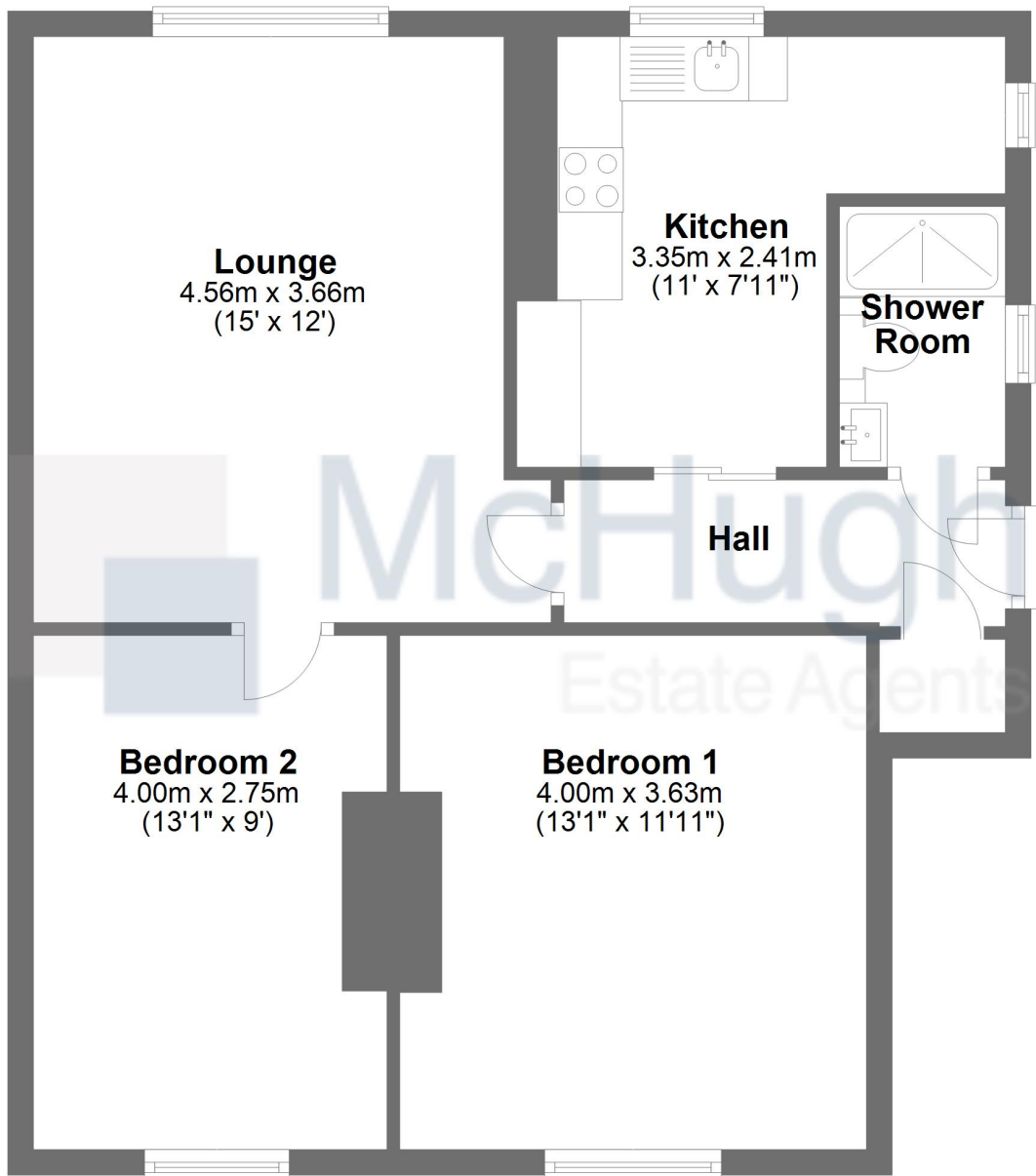
Handy for nursery and primary schooling



## 2 BED FLAT

34 Colbreggan Gardens, Hardgate

# Floor Plan



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

# 34 Colbreggan Gardens, Hardgate

This attractive 2 bedroom lower cottage flat is set in a quiet and rarely available cul-de-sac, just around the corner from Hardgate Cross and only 5 minutes walk from Clydebank and District Golf Club.

## Accommodation

The side entrance door opens to a central hallway. The spacious lounge has room for a range of furniture options and enjoys elevated outlooks over the bungalow development at the rear. Off the lounge is bedroom 2 or dining room, depending on requirements. The main bedroom is a large, double room to the front of the property. The refitted L-shaped kitchen has natural light from South and West facing windows and is fitted with Beech shaker style units and contrasting worktops. The superb shower room is finished in grey wet-wall panelling, a designer vanity sink unit and a low-rise shower enclosure with a mains mixer 'rainfall' shower.

## Heating and Glazing

The property benefits from a refitted central heating system (modern Baxi combi-boiler) and upgraded uPVC double glazing.

## Gardens

The property has a private lawn at the front and a generous South facing garden at the rear. The rear garden is mainly laid to lawn with a sheltered patio area and a small timber decked section.

## Location

Colbreggan Gardens is just around the corner from a variety of shops, cafes, bars and restaurants at Hardgate Cross. Goldenhill Primary School, Goldenhill Park and Clydebank & District Golf Club are all within an easy walk. Hardgate is well served by regular bus services to Clydebank and Glasgow. Train stations at Dalmuir, Clydebank and Bearsden are within a short drive. Nearby, the Great Western Road provides excellent road links to Glasgow, Loch Lomond and M8 Motorway.

SAT NAV ref - G81 5PB

## Dimensions

### Lounge

4.56m x 3.66m

### Kitchen

3.35m x 2.41m

### Bedroom 1

4.00m x 3.63m

### Bedroom 2

4.00m x 2.75m

### Shower Room

2.03m x 1.29m



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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