



186 Duntocher Road, North Kilbowie
Offers Over £119,000

2 BED FLAT



 **McHugh**
Estate Agents



Features

2 Double Bedrooms

Upper cottage flat

Beautifully presented accommodation

Modern Triple & Double Glazing

Feature log burning stove

Stylish Bathroom

Sought after location

Elevated suntrap garden

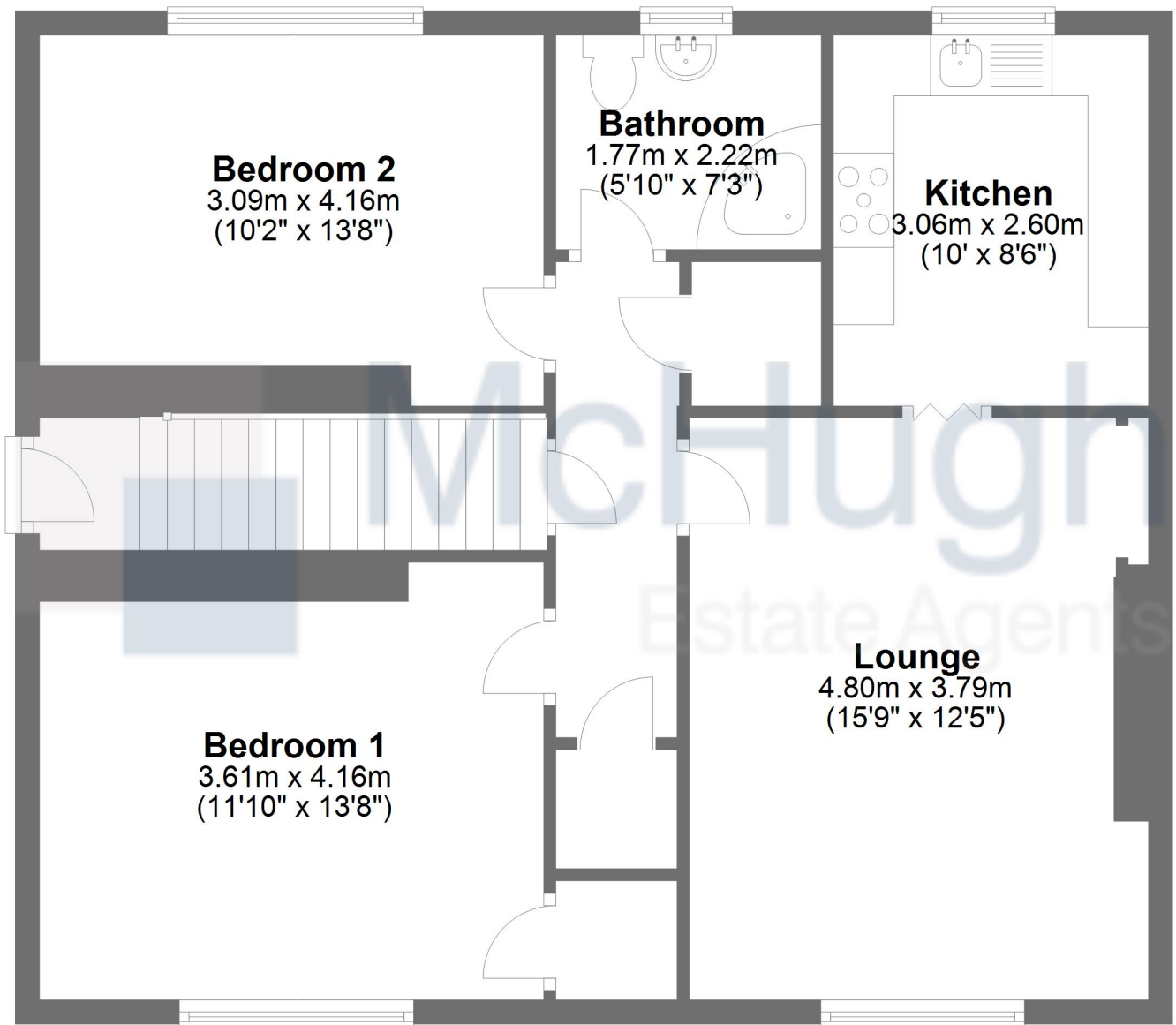
Pristine condition throughout



2 BED FLAT

186 Duntocher Road, North Kilbowie

Floor Plan



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

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This elegant, tastefully modernised two bedroom upper cottage flat provides very special accommodation suitable for young and older generations alike. The property benefits from a mixture of triple and double glazing, a lovely bathroom, a refitted kitchen and a log burning stove in the lounge.

Accommodation

The property is accessed via a side door to the carpeted stairs and upper hallway. The large, tastefully presented lounge is flooded with natural light and features a log burning stove and elevated outlooks to Parkhall. Off the lounge is the well proportioned kitchen, which has a range of floor and wall units, attractive splashback tiling, a 5-ring Rangemaster hob and a Bosch oven. Freestanding appliances will also be included (American style Fridge/Freezer, dishwasher and washing machine).

The main bedroom is an exceptionally spacious room at the front of the property, and is currently used as a dining room. Bedroom 2, at the rear has outlooks over the rear garden and has ample room for additional furniture. At the end of the hall, the superb fully tiled bathroom has a white 3 piece suite and a mains 'soaker' shower with recessed piping.

There is a large storage cupboard in the hall and a fold-down ladder accesses the attic storage space..

Windows and Heating

The property has uPVC triple glazing to the front and double glazing at the rear. There is a log burning stove in the lounge and a full gas central heating system.

Gardens

The elevated rear garden provides a sloping lawn and shrubbery and a generous suntrap patio area.

Location

186 Duntocher Road is located within walking distance of Dalmuir Park, local shops and public transport. Dalmuir train station is approximately 10 mins walk and provides frequent services to Glasgow City Centre. Nursery, Primary and Secondary schools are within a short walk.

The property is conveniently positioned for excellent road access to Great Western Road which provides links to Glasgow, Loch Lomond and M8 Motorway.

SAT NAV ref - G81 3NG

Dimensions

Lounge - 4.80m x 3.79m

Kitchen - 3.06m x 3.60m

Bedroom 1 - 3.16m x 4.16m

Bedroom 2 - 3.09m x 4.16m

Bathroom - 1.77m x 2.22m

Bathroom - 2.24m x 1.67m



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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