



Breval Crescent, Hardgate
Offers Over £209,000
3 BED SEMI-DETACHED HOUSE



 **McHugh**
Estate Agents



Features

3 Bedrooms

Extended Semi Detached Villa

Ground Floor Shower Room

Stylish Kitchen and Bathroom

Beautifully upgraded throughout

Modern Double Glazing (2020)

Fully rewired in recent years

Suntrap gardens

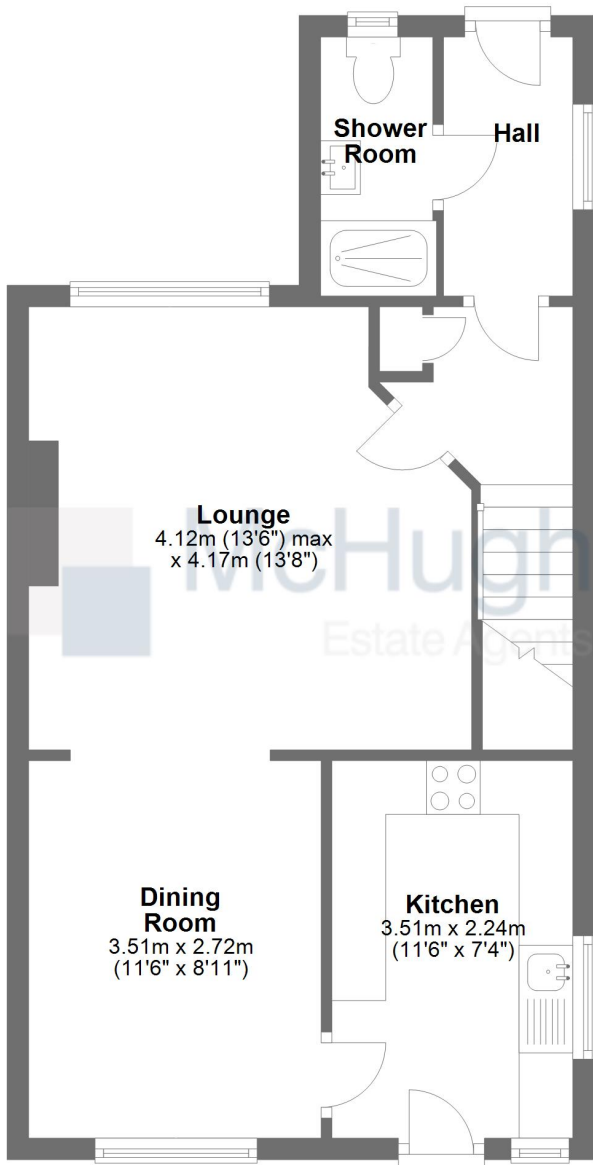
Superb Family Accommodation!



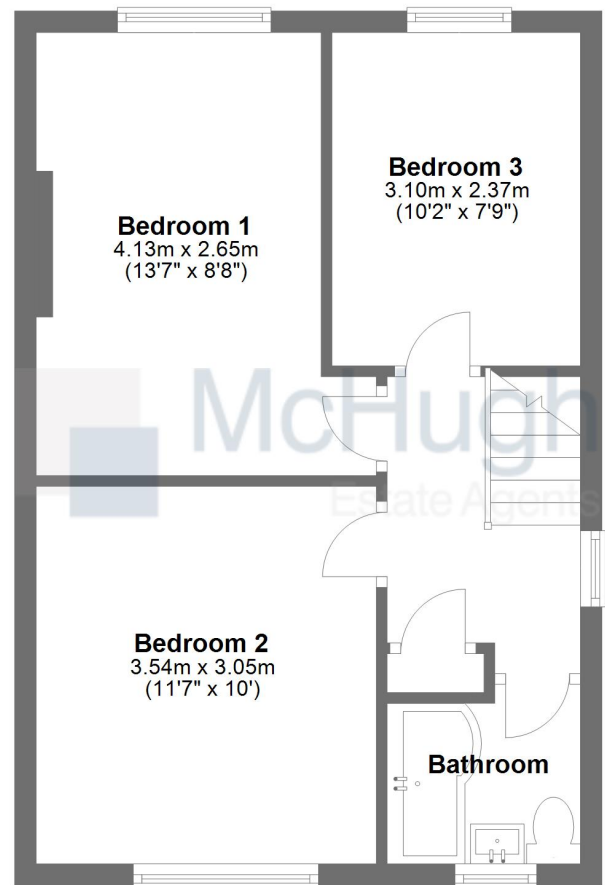
3 BED SEMI-DETACHED HOUSE

Breval Crescent, Hardgate

Ground Floor



First Floor



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

Breval Crescent, Hardgate

Set within the extremely sought after, family friendly Wimpey development which spans over much of Duntocher and Hardgate, this significantly upgraded three bedroom semi-detached villa provides extended accommodation in pristine condition.

Since taking ownership in 2016, the vendors have completed an upgrading programme which has included; a new central heating system, a new integrated kitchen, a new bathroom, a ground floor extension incorporating a stylish shower room, new double glazing, a full electrical rewire, new external render and garden landscaping.

Accommodation

On the ground floor the impressive entrance hall is flooded with natural light and finished with recessed downlighters and porcelain tile flooring. Off the hall is the superb shower room which has a white suite, a low-rise enclosure and a mains pressure 'rainfall' shower. The naturally bright lounge is presented in impeccable order and can accommodate a variety of furniture options. To the rear of the lounge, the semi-open plan dining room has plenty of room for a large dining table and chairs - perfect for entertaining! The fabulous kitchen is finished in white gloss handle-less doors with contrasting oak-effect splashback and worktops. The kitchen comes complete with an integrated fridge/freezer, gas hob and electric oven.

On the upper floor there is an open landing, two tastefully presented double bedrooms and well proportioned single room. The stylish bathroom has a modern 3 piece suite and a mains pressure 'rainfall' shower. A ceiling hatch on the landing accesses the loft storage space.

Gardens

The attractive, open front garden is laid with decorative blond chip stones. Adjacent is the monoblock driveway which provides off-street parking for 3+ cars and leads to the single garage. The suntrap, family friendly rear garden is tiered to provide 3 easily maintained levels.

Location

86 Breval Crescent is conveniently positioned within easy reach of primary schooling, shops and bus services. Hillside walks, a children's play park, Antonine Sports Centre and Clydebank & District golf course are all close to hand. Duntocher itself is well placed for access to and from Great Western Road, which provides excellent links to Glasgow, Erskine Bridge, M8 Motorway and Loch Lomond.

Dimensions

Shower Room
2.40m x 1.00m

Lounge
4.12m x 4.17m

Dining Room
3.51m x 2.72m

Kitchen
3.51m x 2.42m

Bedroom 1
4.13m x 2.65m

Bedroom 2
3.54m x 3.05m

Bedroom 3
3.10m x 2.37m

Bathroom
1.93m x 1.93m



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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