



Colbreggan Gardens, Hardgate  
**Offers Over £115,000**

2 BED FLAT



 **McHugh**  
Estate Agents



## Features

Larger style flat

2 Double Bedrooms

Upper cottage flat

Handy for Hardgate Cross amenities

5 min walk to Golf Course

Superb Dining Kitchen

Stylish refitted Shower Room

Beautifully presented throughout

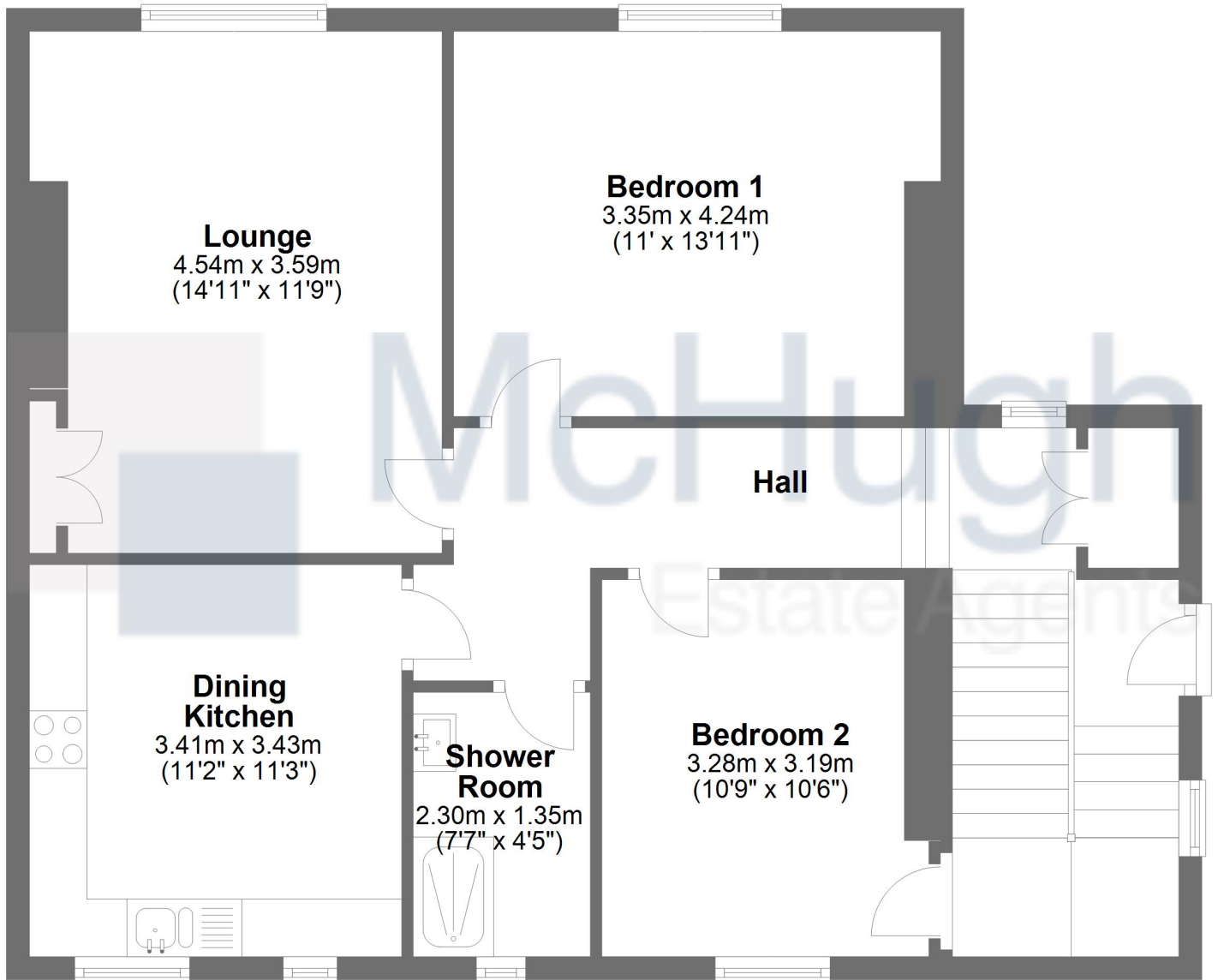
Large private garden to the side



## 2 BED FLAT

Colbreggan Gardens, Hardgate

# Floor Plan



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

# Colbreggan Gardens, Hardgate

This exceptionally spacious 2 bedroom upper 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.

The immaculate property has been significantly upgraded within the past 10 years. Works have included new double glazing, the installation of a full gas central heating system, a new kitchen and shower room, upgraded electrics and elegant decor throughout.

## Accommodation

The side entrance door opens to an immediately impressive turning staircase which leads to the long hallway on the upper floor. The beautifully presented lounge is flooded with natural light and has room for a range of furniture options. The generous dining kitchen is finished in modern white gloss units and comfortably accommodated a family-sized dining table. There are two double bedrooms; Bedroom one is a large, bright room with ample space for a range of bedroom furniture and a South facing window to the front. Bedroom 2 is at the rear of the property and benefits from leafy outlooks and a large inbuilt storage cupboard. The attractive, tiled shower room has a generous, glazed enclosure, a mains, mixer shower and a stylish white suite.

## Storage

There are inbuilt cupboards in the hall and in bedroom 2. A ceiling hatch in the upper hall accesses the private attic storage space. Externally, there is a timber storage hut.

## Heating and Glazing

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

## Gardens

There are 3 private lawn sections to the side of the property which enjoy lengthy sunny exposures.

## Location

7 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  
4.54m x 3.59m

Kitchen  
3.41m x 3.43m

Bedroom 1  
3.35m x 4.24m

Bedroom 2  
3.28m x 3.19m

Shower Room  
2.30m x 1.35m



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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