



52 Breval Crescent, Hardgate
Offers Over £199,000
3 BED SEMI-DETACHED VILLA



 **McHugh**
Estate Agents



Features

3 Bedrooms

Semi Detached Villa

Fully rewired and plastered

Modern Dining Kitchen

Suntrap, enclosed garden

Elevated open outlooks

New external render

Handy for playparks and countryside walks

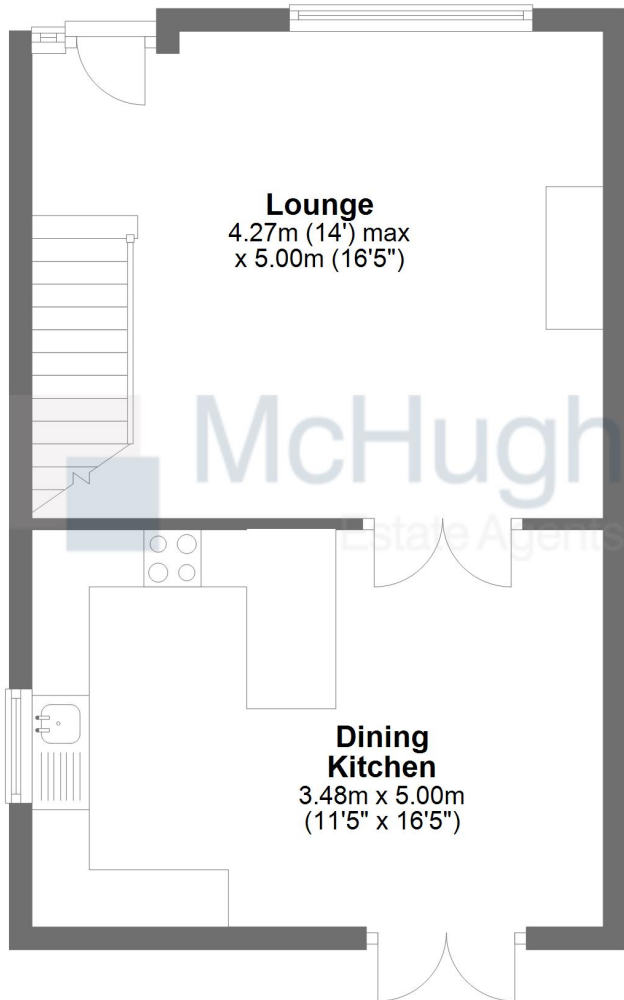
Walking distance to primary schools



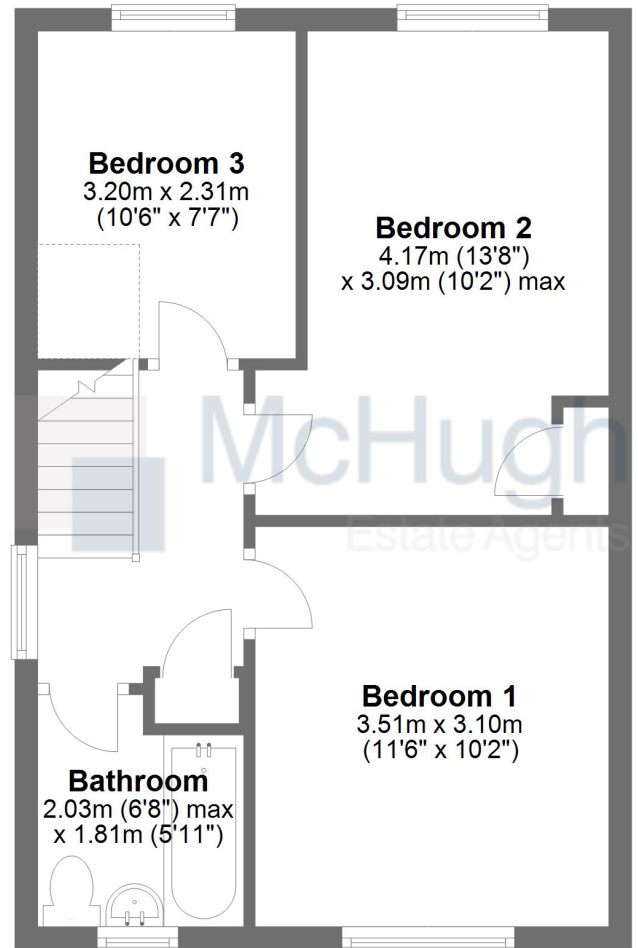
3 BED SEMI-DETACHED VILLA

52 Breval Crescent, Hardgate

Ground Floor



First Floor



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

52 Breval Crescent, Hardgate

This superb 3 bedroom semi-detached villa enjoys an elevated position with open outlooks and well screened, suntrap gardens. The property has been extensively upgraded to offer long term family accommodation in excellent condition.

Within recent years a new dining kitchen has been formed, a new bathroom has been installed, the property has been rewired and externally a new render finish has been applied.

Accommodation

The entrance door opens to the naturally bright, open-plan lounge, which has a focal point fireplace and elevated views over greenbelt to the front. The stylish dining kitchen can comfortably accommodate a family-size dining table and features a breakfast bar and integrated appliances (dishwasher, oven and hob). Twin French doors access the fully enclosed rear garden.

On the upper floor, the naturally bright and airy landing has a window to the side and a ceiling hatch to the attic space. There are 3 family-sized bedrooms; Bedroom 1 is located at the rear of the property and has outlooks over the rear garden. Bedroom 2 is a spacious double room to the front which is flooded with natural light. Bedroom 3 is a well-proportioned single bedroom. The refitted bathroom has a stylish white suite, with a wall-hung vanity sink unit and an electric shower.

Heating and Glazing

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

Gardens

The open front garden has a colourful shrubbery, a suntrap lawn section and paved pathway. Adjacent is the 2-3 car paved driveway. The fully enclosed rear garden enjoys sunny exposures and has a lawn, drying green, a paved patio and a suntrap decked terrace. There is a greenhouse in situ and a single car garage.

Location

Breval Crescent is popular residential street formed of a mixture of semi-detached and detached villas. Primary schools, bus services and local shops are within easy reach. Hillside walks, a children's play park, Antonine Sports Centre and Clydebank & District golf course are all close to hand.

SAT NAV ref - G81 6LR

Dimensions

Lounge - 4.27m x 5.00m

Dining Kitchen - 3.48m x 5.00m

Bedroom 1 - 3.50m x 3.10m

Bedroom 2 - 4.17m x 3.09m

Bedroom 3 - 3.20m x 2.31m

Bathroom - 2.03m x 1.80m



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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