



Lechkin, Cochno Road, Hardgate  
**Offers Over £135,000**

2 BED FLAT



 **McHugh**  
Estate Agents



## Features

Lower Cottage Flat

2 Bedrooms

Fabulous Dining Kitchen

Stylish Bathroom

Upgraded electrics and heating

Full renovated

Recently re-roofed

Modern double glazing

Private, landscaped gardens

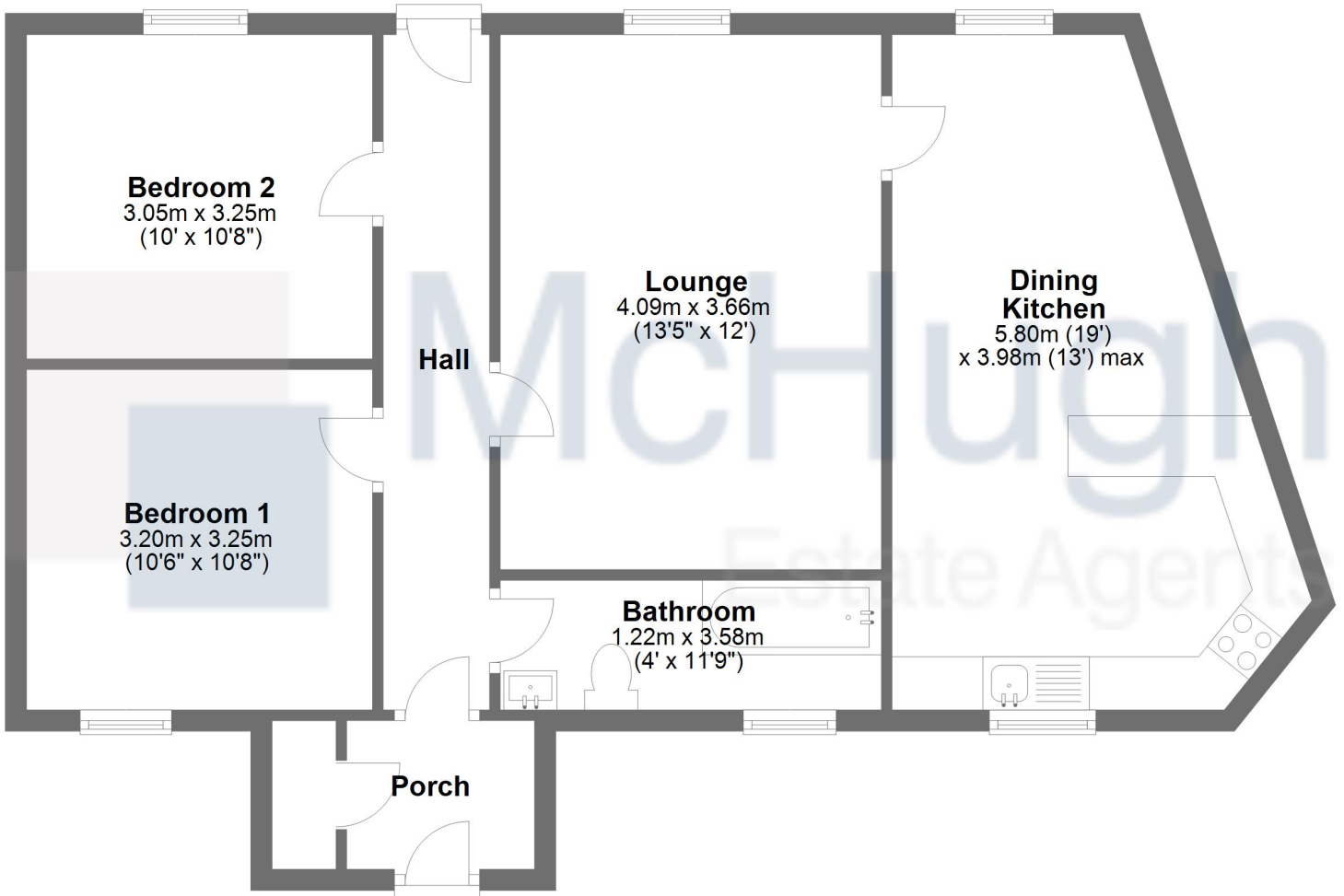
Views over woodland stream at the rear

## 2 BED FLAT



Lechkin, Cochno Road, Hardgate

## Floor Plan



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

# Lechkin, Cochno Road, Hardgate

Situated in one of the district's most sought after addresses, this charming stone-built lower cottage flat dates from the late 1800's and has been renovated within the past 10 years to provide show-home accommodation, suitable for a variety of purchasers.

Enhancements to the property have included a full rewire, upgraded central heating, stunning new kitchen and bathroom installations, new windows and doors, a new roof and garden landscaping.

## Accommodation

The entrance door opens to the long, central hallway which provides access to the main apartments. The spacious lounge has ample room for a range of furniture configurations and has a window to the front. Off the lounge, the superb dining kitchen is flooded with light and provides a perfect space for entertaining. The kitchen is fitted with anthracite shaker-style units with black fittings and contrasting low-profile worktops. There are two well presented double bedrooms, each of which are finished in neutral tones. The stylish re-fitted bathroom is fully tiled and features a modern 3 piece suite with a vanity sink unit and a mains mixer 'rainfall' shower.

## Heating and Glazing

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

## Gardens

The property has a generous landscaped garden at the rear which backs onto a sparkling woodland burn and comprises a paved patio and path and a large level lawn. The front garden has a central pathway with a paved section on one side and a white chip-stone section on the other..

## Location

Lechkin, Cochno Road is located on the western side of Cochno Road, close to both Hardgate Cross and local countryside. A variety of shops, cafes, bars and restaurants along with 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, Great Western Road provides excellent road links to Glasgow, Loch Lomond and M8 Motorway.

SAT NAV ref - G81 6RB

## Dimensions

### Lounge

4.09m x 3.66m

### Dining Kitchen

5.80m x 3.98m

### Bedroom 1

3.20m x 3.25m

### Bedroom 2

3.05m x 3.25m

### Bathroom

1.22m x 3.58m



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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