



Mallard Road, Hardgate
Offers Over £199,000
3 BED SEMI-DETACHED HOUSE



 **McHugh**
Estate Agents



Features

3 Bedrooms

Semi Detached Villa

Superb Dining Kitchen

Large Utility Room

Downstairs WC

Landscaped South facing garden

Energy efficient home with Solar panels

Beautifully presented throughout

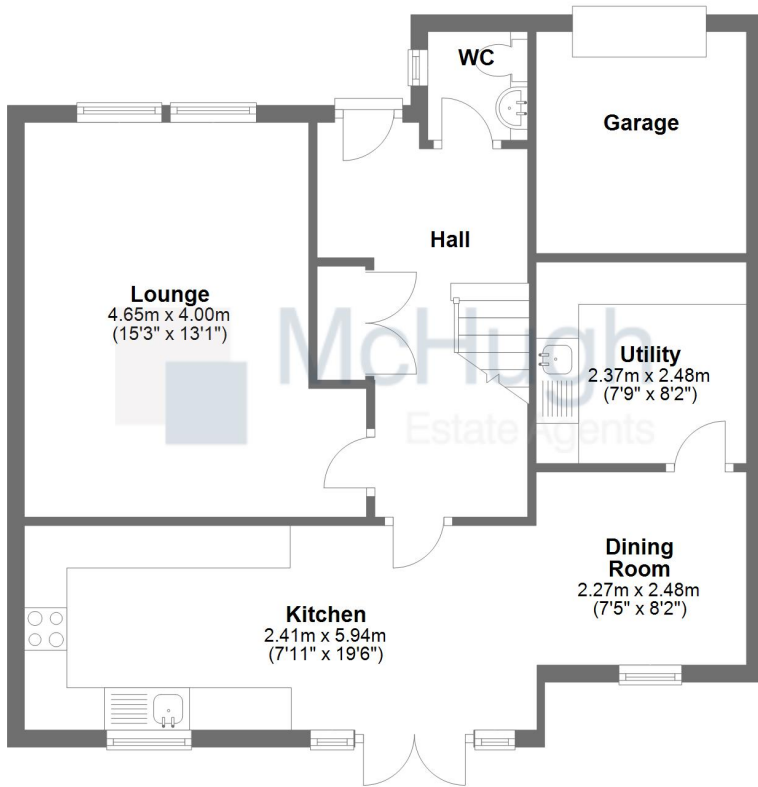
A fabulous family home!



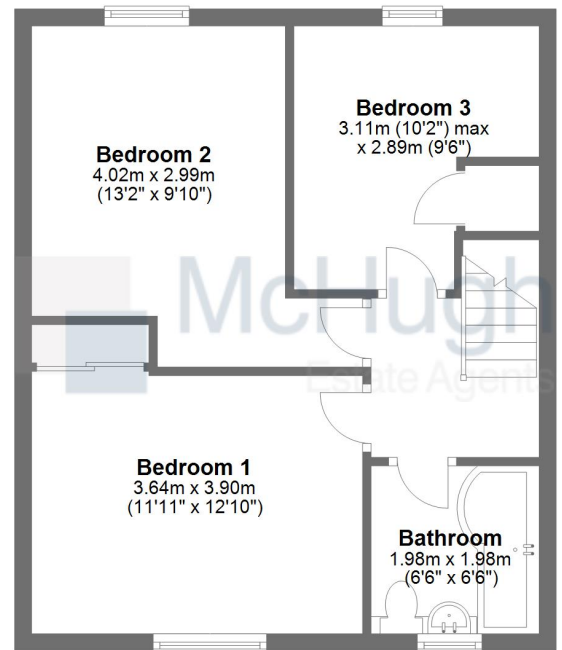
3 BED SEMI-DETACHED HOUSE

Mallard Road, Hardgate

Ground Floor



First Floor



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

Mallard Road, Hardgate

This superb semi-detached villa has been significantly upgraded and cleverly re-configured to provide long-term family accommodation in move-in condition.

Since taking ownership in 2015, our clients have renewed the kitchen, bathroom, utility room, downstairs WC and landscaped both the front and rear gardens. Further benefits include solar panels and modern double glazing.

Accommodation

Ground Floor - A uPVC entrance door opens to the impressive entrance hall which has a handy and well presented WC off. The generous lounge is elegantly finished and has a twin window formation to the front. At the rear, the modern white gloss kitchen and dining room span the full width of the property and benefit from twin French doors which open directly to the fully enclosed South facing rear garden. Off the dining room is a large, plumbed utility room - perfect for busy family life.

Upper Floor - There are two large double bedrooms and a spacious single room on the upper floor. Bedrooms 1 and 3 have inbuilt wardrobes. The refitted bathroom is finished in modern wall panelling and is fitted with an L-shaped shower bath and a vanity sink unit.

Storage

There is inbuilt storage in the hall, bedrooms 1 & 3, the garage/store and attic space.

Gardens

The front garden has mainly been laid with monoblock for ease of maintenance and off-street parking. At the rear, the fully enclosed South facing garden has a raised timber decking area, a level all-weather lawn with neat, paved borders and a terraced shrub garden with a quaint children's summer house in situ.

Heating and Glazing

The subjects have modern double glazing and gas central heating (combi boiler).

Solar Panels

There are a total of 18 Solar roof panels on this property.

Location

4 Mallard Road conveniently positioned within this low traffic cul-de-sac development, just a short walk from shops, schools and public transport. The A82 is close to hand, allowing easy road access to Glasgow, Loch Lomond, Erskine Bridge and M8 Motorway.
SAT NAV ref - G81 6LY

Dimensions

Lounge - 4.65m x 4.00m
Kitchen - 2.41m x 5.94m
Dining Room - 2.27m x 2.48m
Utility Room - 2.37m x 2.48m
WC - 1.27m x 1.28m
Bedroom 1 - 3.64m x 3.90m
Bedroom 2 - 4.02m x 2.99m
Bedroom 3 - 3.11m x 2.89m
Bathroom - 1.98m x 1.98m



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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