



Stewart Drive, Hardgate  
**Offers Over £135,000**  
2 BED END TERRACE VILLA



 **McHugh**  
Estate Agents



## Features

2 Double Bedrooms

End Terrace Villa

2 minutes walk to Primary Schooling

Handy for Goldenhill Park

Residents Parking Bays

Modern Kitchen and Shower Room

Fully enclosed gardens (front & rear)

Immaculate presentation throughout

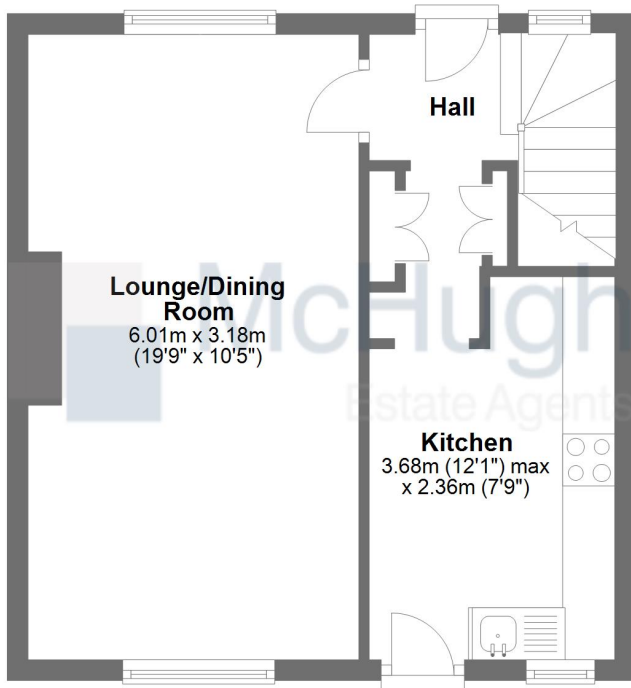
Modern uPVC windows and doors

## 2 BED END TERRACE VILLA

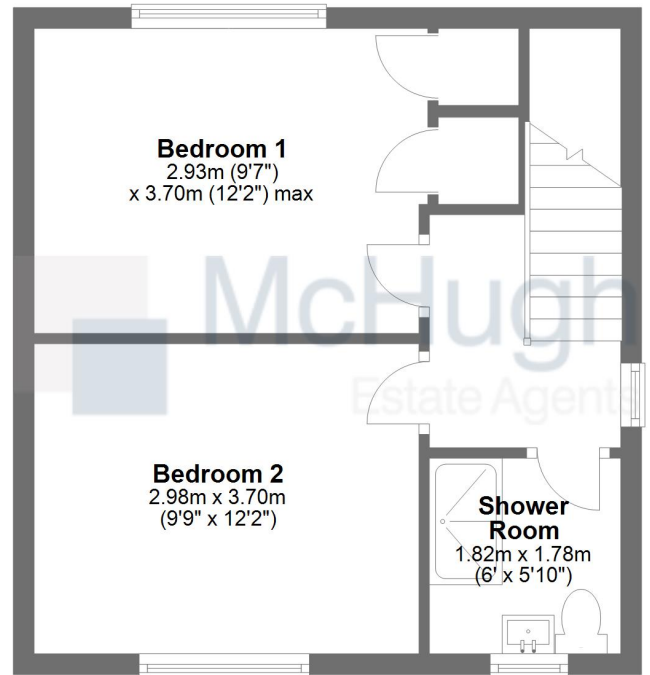


Stewart Drive, Hardgate

### Ground Floor



### First Floor



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

# Stewart Drive, Hardgate

This immaculately presented and extensively modernised end terrace villa enjoys an enviable location next to Goldenhill Park and primary schooling.

Within the past 5 years, the vendors have installed new windows and doors, a new kitchen and shower room and tastefully decorated throughout.

## Accommodation

The entrance door accesses the bright hallway. Off the hall, the open-plan lounge and dining room is flooded with natural light and has pleasant outlooks to the front and rear. The modern refitted kitchen is finished in cream shaker-style units and has a door to the fully enclosed rear garden.

On the upper floor, the well presented main bedroom is located to the front of the property and benefits from 2 inbuilt cupboards. Bedroom two is a second double bedroom which has been decorated in neutral tones and can accommodate a variety of bedroom furniture. The fabulous shower room has been finished with wet-wall paneling, a large low-rise shower tray with a glazed screen and a mains mixer 'rainfall' shower. There is a private attic space which is accessed via a ceiling hatch on the landing.

## Glazing and Heating

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

## Gardens

To the front of the property, there is a neat fully enclosed garden with 2 lawn sections. At the rear, the generous South West facing garden has a paved patio, a level lawn and enjoys lengthy sunny exposures.

## Location

52 Stewart Drive is set in a sought after location within the district with Hardgate. Hardgate Cross, Goldenhill Primary and bus services all within 5 minutes walk. Woodland paths and children's play areas at Goldenhill Park can be accessed at the end of the cul-de-sac.

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## Dimensions

Lounge/Dining Room  
6.01m x 3.18m

Kitchen  
3.68m x 2.36m

Bedroom 1  
2.93m x 3.70m

Bedroom 2  
2.96m x 3.70m

Shower Room  
1.82m x 1.78m



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.

### **McHugh Estate Agents**

576 Kilbowie Road  
Hardgate Cross  
Clydebank  
G81 6QU

01389 879941  
[info@mchughestateagents.co.uk](mailto:info@mchughestateagents.co.uk)