



St Helena Crescent, Hardgate  
**Offers Over £119,000**

3 BED FLAT



 **McHugh**  
Estate Agents





## Features

3 Double Bedrooms

Upper Cottage Flat

Golf Course views

Pleasant outlooks over the crescent

Modern Kitchen and Shower Room

South Facing Rear Garden

2 minutes from Clydebank Golf Club

Walking distance to schools and shops

Delightful family accommodation

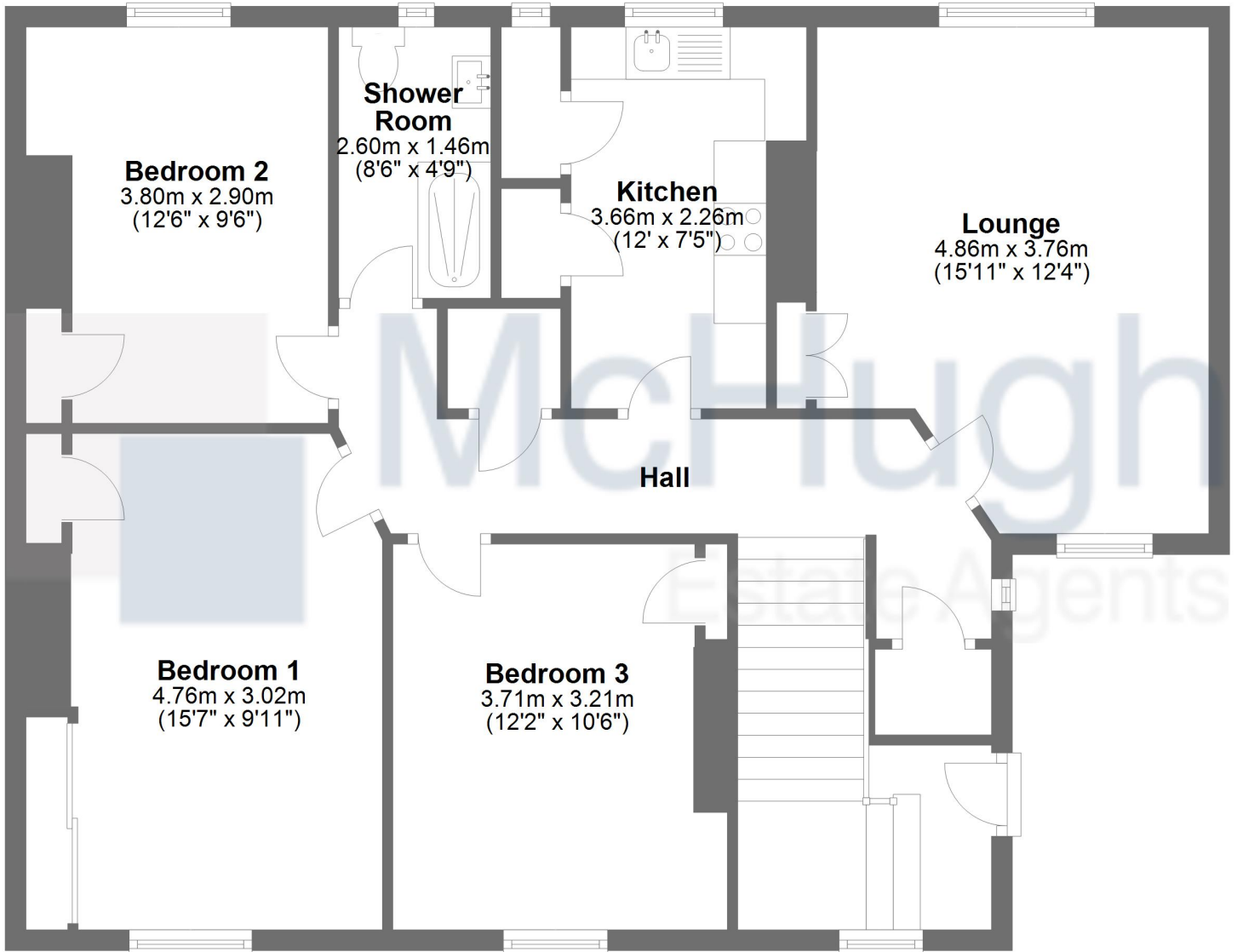
## 3 BED FLAT



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## Floor Plan



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

# St Helena Crescent, Hardgate

Set in a prominent, highly regarded crescent which backs onto Clydebank and District Golf Course, this delightful 3 bedroom upper cottage flat provides immaculate, family-sized accommodation just a short walk from schools, shops and frequent bus services

Features include golf course views at the rear, open views towards the park at the front, 3 double bedrooms, a modern shower room and upgraded double glazing.

## Accommodation

The side entrance door opens to a turning staircase which leads to the long hallway on the upper floor. The naturally bright lounge is tastefully presented and has aspects to both the front and rear. The kitchen has been refitted with white shaker style units and comes complete with an electric oven and hob and an integrated dishwasher. Within the kitchen is a plumbed utility cupboard and a pantry cupboard. There are three double bedrooms; Bedroom one is a large double bedroom with recessed wardrobes and an inbuilt cupboard. Bedroom two at the rear, has an inbuilt cupboard and views of the golf course. Bedroom three is currently used as a dining room and enjoys views over the crescent. The attractive, tiled shower room has a generous, glazed enclosure, a mains, mixer shower with a 'rainfall' feature and a stylish white suite.

## Storage

There are inbuilt cupboards in the hall and in each of the bedrooms. A ceiling hatch in the upper hall accesses the private attic storage space.

## Heating and Glazing

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

## Gardens

There are is a private lawn section at the side of the property. In the South facing rear garden there is a private patio, a lawn section and a drying green.

## Location

4 St. Helena Crescent is set in a low traffic location, off the main thoroughfare and just along the road 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 5PD

## Dimensions

Lounge - 4.86m x 3.76m

Kitchen - 3.66m x 2.66m

Bedroom 1 - 4.76m x 3.02m

Bedroom 2 - 3.80m x 2.90m

Bedroom 3 - 3.71m x 3.21m

Shower Room - 2.60m x 1.46m





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

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