



**HARDGATE**

73 MALLARD ROAD

## 73 Mallard Road Hardgate, G81 6NQ

A well presented Upper Flat within a popular residential development situated close to many local amenities, Clydebank Town Centre and with public transport links offering regular services to destinations further afield.

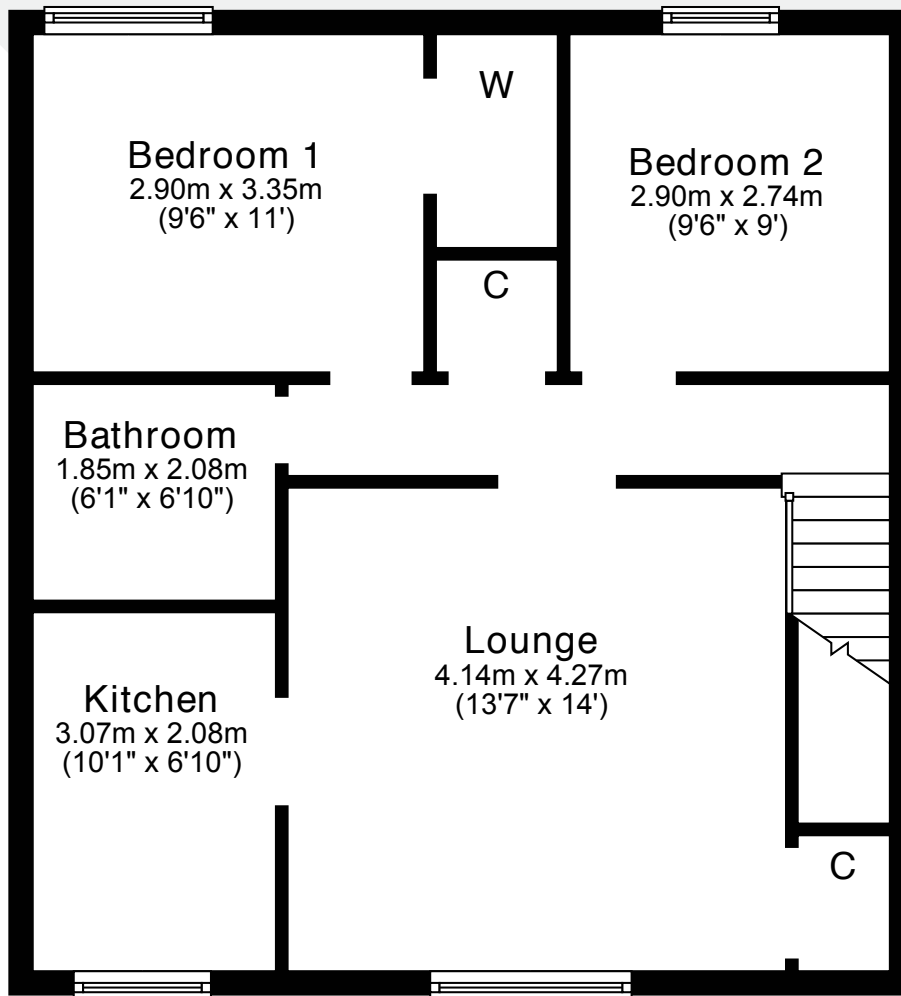
The immaculate accommodation is well laid out and will suit young and old alike having been tastefully decorated by the vendors throughout Hall with stairs leading to the upper landing which has storage cupboard off, overhead loft access hatch and glazed units shedding natural light from the lounge. The lounge has storage cupboard off and ample space for three piece suite and substantial lounge furniture.

The well fitted kitchen boasts a wide array of floor and wall mounted units, front facing window, tiling behind ample worktop surfaces, inset boiler for the central heating system, electric hob with oven below and overhead extractor hood, plumbing for washing machine and space for fridge freezer. There are two well appointed Double Bedrooms with the larger of the two boasting in-built mirror fronted wardrobes, The internal Bathroom has three piece suite and electric shower and attractive tiling to full height around the bath.

Further features include gas central heating, double glazing and large, communal lawned garden create a generous drying green at the rear. Parking is provided at the front and early viewing is strongly recommended recent sales within the are have been swift. Call NOW to arrange a viewing. Hardgate is located on the edge of Clydebank and is very well served by public bus routes. Local schooling and shopping is readily available and further first class amenities are only minutes away, including the popular Clyde Shopping Centre and Great Western Retail Park which both offer a variety of retail and leisure services. The location is ideal for commuters with Glasgow City Centre only 20 minutes away by public transport. The A82, Great Western Road and Erskine Bridge can be easily accessed by road.

**EPC: Band**  
**Property Ref: C1716**





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