



55 Farm Road, Duntocher  
**Offers Over £359,000**  
4 BED DETACHED BUNGALOW



 **McHugh**  
Estate Agents





## Features

3 Double Bedrooms

Superb 4 piece Bathroom

Fabulous 1 Bed detached Annexe

Suntrap gardens

Countryside setting

Upgraded roof, electrics, heating and glazing

Feature log burning stove

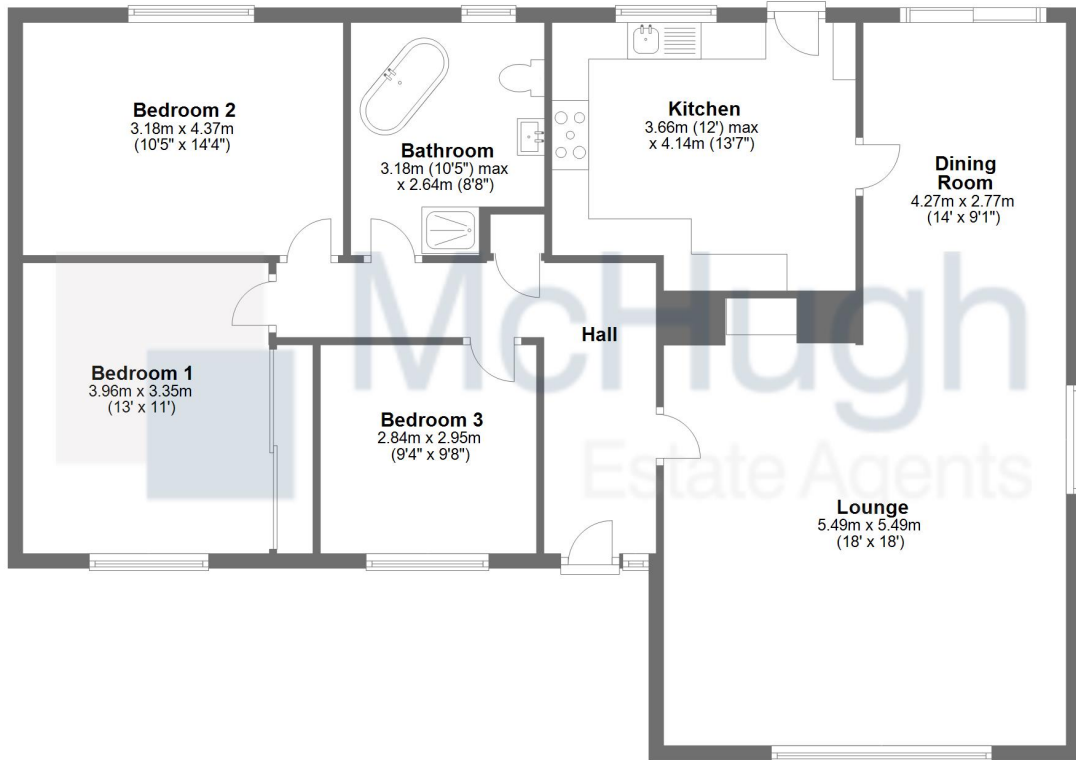
Large integrated Kitchen

## 4 BED DETACHED BUNGALOW

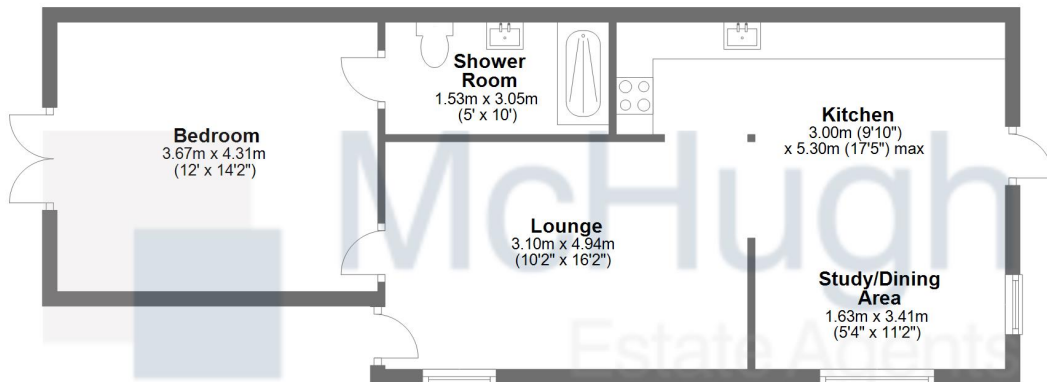


55 Farm Road, Duntocher

## Floor Plan



## Annexe



Total area: approx. 189.7 sq. metres (2042.1 sq. feet)

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

# 55 Farm Road, Duntocher

Set in a countryside location at the northern edge of Duntocher, this beautifully presented and deceptively spacious detached bungalow provides extensively upgraded all-on-the-level accommodation within large, easily maintained garden grounds and a fabulous self-contained one bedroom annexe.

Features of the main property include a re-tiled roof, modern upvc windows, upgraded electrics and heating, a wood burning stove, a re-fitted kitchen, a stylish 4 piece bathroom and extensive garden landscaping.

The annexe, which was formerly a garage has been thoughtfully configured within recent years to provide a double bedroom, a kitchen and living area and a shower room.

## Accommodation

The accommodation comprises a central entrance door to the L-shaped hallway. The exceptionally spacious lounge has a full height window to the front, a picture window to the side and a focal point wood burning stove. The semi-open plan dining room has hillside outlooks and patio doors to the garden. Off the dining area, the well-appointed fitted kitchen has a range style cooker, granite worktops and a door to the garden.

There are three well-presented double bedrooms and a fabulous 4-piece bathroom with a luxurious freestanding bath, a vanity sink and a low-rise, stylish shower enclosure with a dual function shower assembly and a 'rainfall' feature.

There is a large floored attic with a pull-down ladder.

## Annexe

Immediately adjacent to the main bungalow is a spacious one bedroom annexe created by the current owners to house an elderly parent. It features a wet-room with walk-in shower, and open plan kitchen fitted with all appliances, dining and living areas and a large bedroom with ramped and paved access either side. The accommodation is currently configured as a snug, library, gym and home-office but could be easily changed for any family member in need of supervised independence.

## Windows and Heating

The property has modern gas central heating and a log burning stove in the lounge. The windows and doors are upvc framed double glazing.

## Gardens

The attractive front garden has a sweeping lawn with neat borders and pathways. The monobloc driveway adjacent provides parking for 2-3 cars. The secluded rear garden comprises a large, all-weather lawn with attractive paved patios and views of the hillside.

## Location

55 Farm Road enjoys a countryside setting, just beyond the area's main residential development. All amenities including schools, shops, a local sports centre and public transport are within walking distance. An excellent road network is within a short drive, providing easy access to Glasgow, Erskine Bridge, M8 Motorway and Loch Lomond.

SAT NAV ref - G81 6LB





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)