



Gilmour Avenue, Hardgate  
**Offers Over £125,000**

3 BED FLAT







## Features

3 Double Bedrooms

Lower Cottage Flat

Large family-sized flat

2 min walk to Goldenhill Primary School

South facing rear gardens

Handy for shops and buses

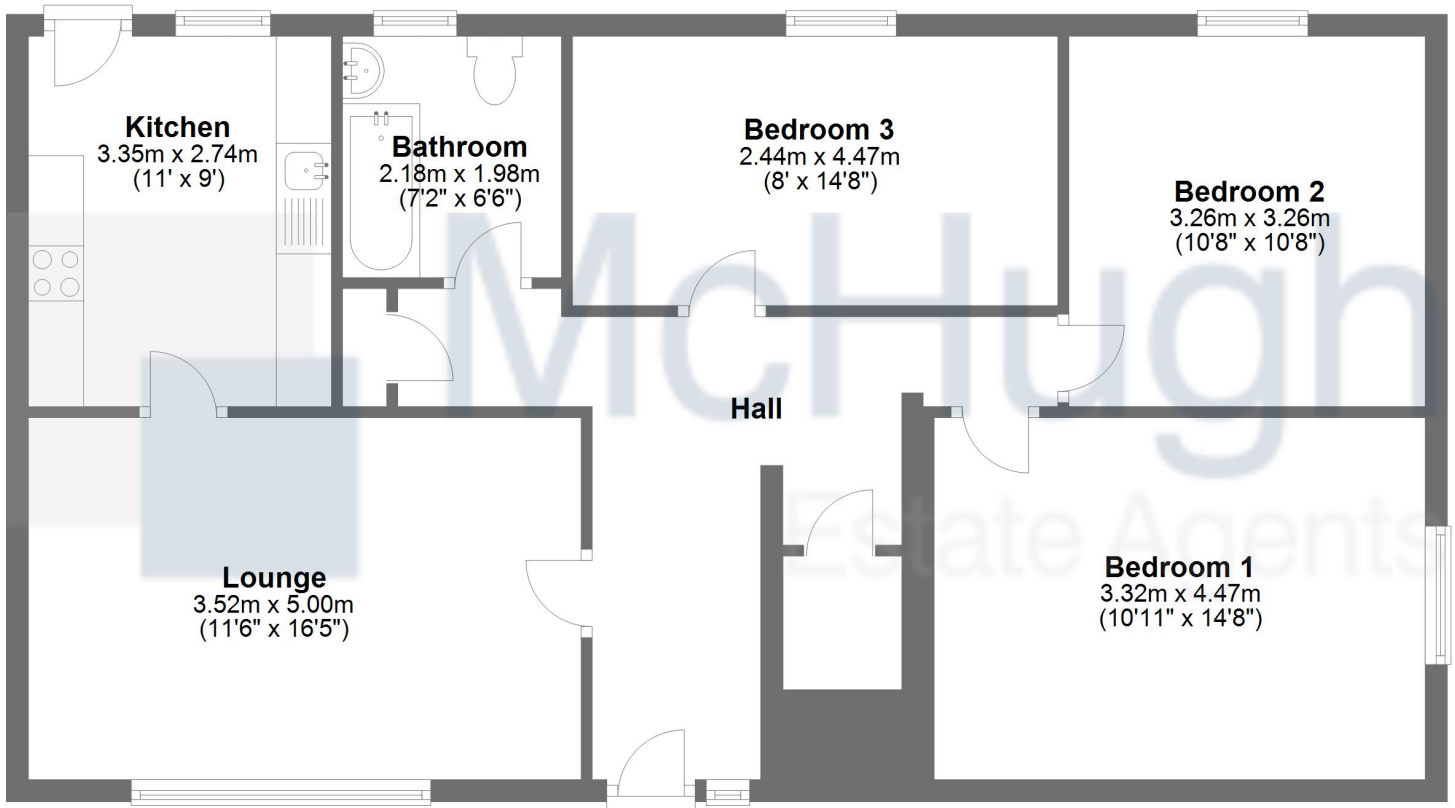
15 minutes walk to Train Station



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## Floor Plan



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

# Gilmour Avenue, Hardgate

This substantial lower cottage flat provides long-term family accommodation on a popular location, just a short walk from schools, shops, Goldenhill Park and public transport.

The attractively priced property further benefits from a South facing rear garden and will appeal to both young and older generations.

## Accommodation

The main door opens to an impressive hallway which leads to the main rooms and has two generous storage cupboards. The attractive lounge currently has two seating areas but has accommodated a dining table in the past. Off the lounge, the bright kitchen has a range of base and wall units and has a door to the rear garden. There are three bright and well presented double bedrooms, each with ample space for additional storage. The family bathroom has a white three piece suite and is finished with wet-wall paneling on the splashback.

## Heating and Glazing

The property benefits from gas central heating (modern combi-boiler) and upvc double glazing.

## Gardens

There are private gardens to both the front and rear. At the front, the garden mainly consists of a sloping lawn with attractive foliage and a step leading down from the pavement. At the rear, steps access the suntrap, sheltered patio area. Beyond the patio is a gently sloping lawn where there is a timber storage hut in situ.

## Location

39 Gilmour Avenue is just a short walk from Hardgate Cross where there are a variety of shops, cafes, bars and restaurants. 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 6AN

## Dimensions

Lounge - 3.52m x 5.00m

Kitchen - 3.35m x 2.74m

Bedroom 1 - 3.32m x 4.47m

Bedroom 2 - 3.26m x 3.26m

Bedroom 3 - 2.44m x 4.47m

Bathroom - 2.18m 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.

### McHugh Estate Agents

576 Kilbowie Road  
Hardgate Cross  
Clydebank  
G81 6QU

01389 879941

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