



8 Birny Hill Court, Hardgate  
**Offers Over £229,000**  
3 BED DETACHED HOUSE



 **McHugh**  
Estate Agents



## Features

Largest style Wimpey villa

3 Bedrooms

South Facing Rear Garden

Sought after cul-de-sac location

Low maintenance gardens

Close local countryside

Modern re-tiled roof

Handy for children's playpark

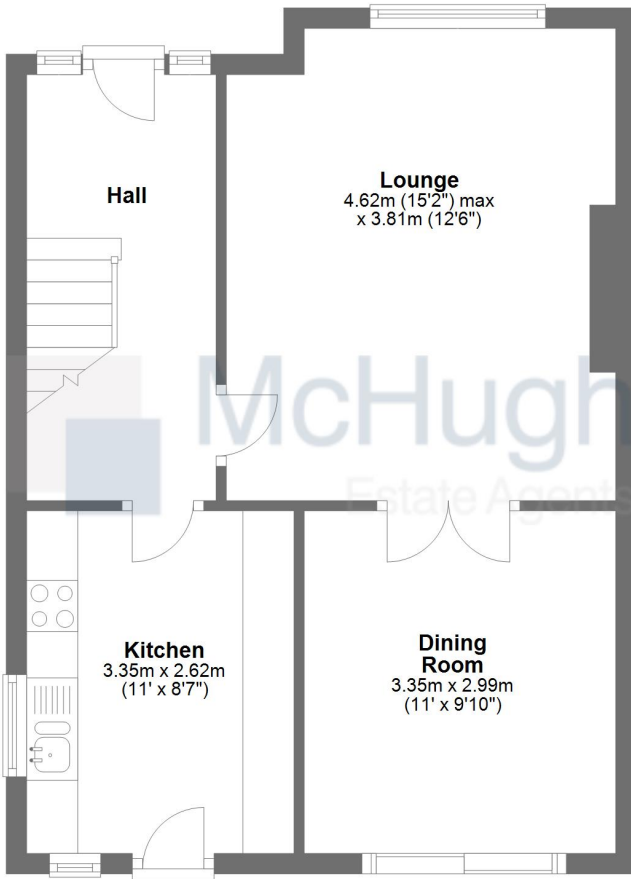
Walking distance to primary schools



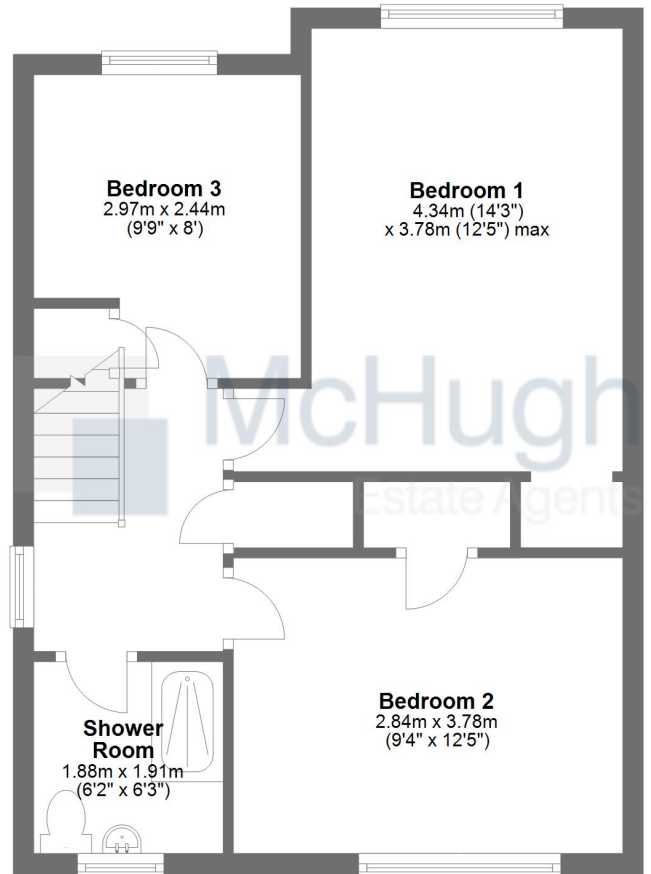
## 3 BED DETACHED HOUSE

8 Birny Hill Court, Hardgate

### Ground Floor



### First Floor



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

# 8 Birny Hill Court, Hardgate

Enjoying a privileged position within one of the most desirable cul-de-sacs in the development, this largest style 3 bedroom detached villa has been well maintained by the vendors and offers long term family accommodation in a fabulous location.

This spacious property has been home to the same family since the development was built in 1970's.

## Accommodation

The entrance door opens to the immediately impressive and welcoming entrance hall. The large lounge is finished with tasteful decor and offers ample space for a range of furniture. French doors open into the well-proportioned dining room which has patio doors to the South facing rear garden. The fully integrated Beech effect kitchen incorporates an electric oven, gas hob, washing machine, fridge and freezer and has a door to the rear garden.

On the upper floor, there is a well proportioned landing with outlooks to the side. The exceptionally spacious master bedroom is located at the front of the property and has storage in abundance. Bedroom 2 is a spacious double room to the rear which benefits from inbuilt storage and a window to the rear. Bedroom 3 is a well-proportioned single bedroom, also with inbuilt storage. The original bathroom has been changed to a shower room for ease of access. There is a white suite, an electric shower and wet wall panelling.

There is further storage in the hall, upper landing and attic space.

## Heating and Glazing

The property is fully double glazed and has gas central heating (Vaillant combi boiler).

## Gardens

The open front garden has been finished in decorative chip stones for easy maintenance. The blonde paved driveway leads along the side of the house, offering off-street parking provision for 3-4 cars. There is a concrete single car garage with an up/over door. The family friendly South facing rear garden has a suntrap patio, a generous level lawn and a timber storage hut.

## Location

Birny Hill Court is a small cul-de sac formed of a variety of detached villas, close to greenbelt and a woodland burn. Primary schools, bus services and local shops are within easy reach. Hillside walks, a children's play park, Antonine Sports Centre and Clydebank & District golf course are also close to hand.

SAT NAV ref - G81 6LN

## Dimensions

### Lounge

4.62m x 3.81m

### Dining Room

3.35m x 2.99m

### Kitchen

3.35m x 2.62m

### Bedroom 1

4.34m x 3.78m

### Bedroom 2

2.84m x 3.78m

### Bedroom 3

2.97m x 2.44m

Shower Room  
1.88m x 1.91m



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.

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