



Kestrel Court, Hardgate
Offers Over £105,000

2 BED FLAT



 **McHugh**
Estate Agents



Features

2 Double Bedrooms

Ground Floor Flat

Attractively priced accommodation

Gas Central Heating

uPVC Double Glazing

Leafy, cul-de-sac location

5 min walk to bus stops

Handy for shops and schools

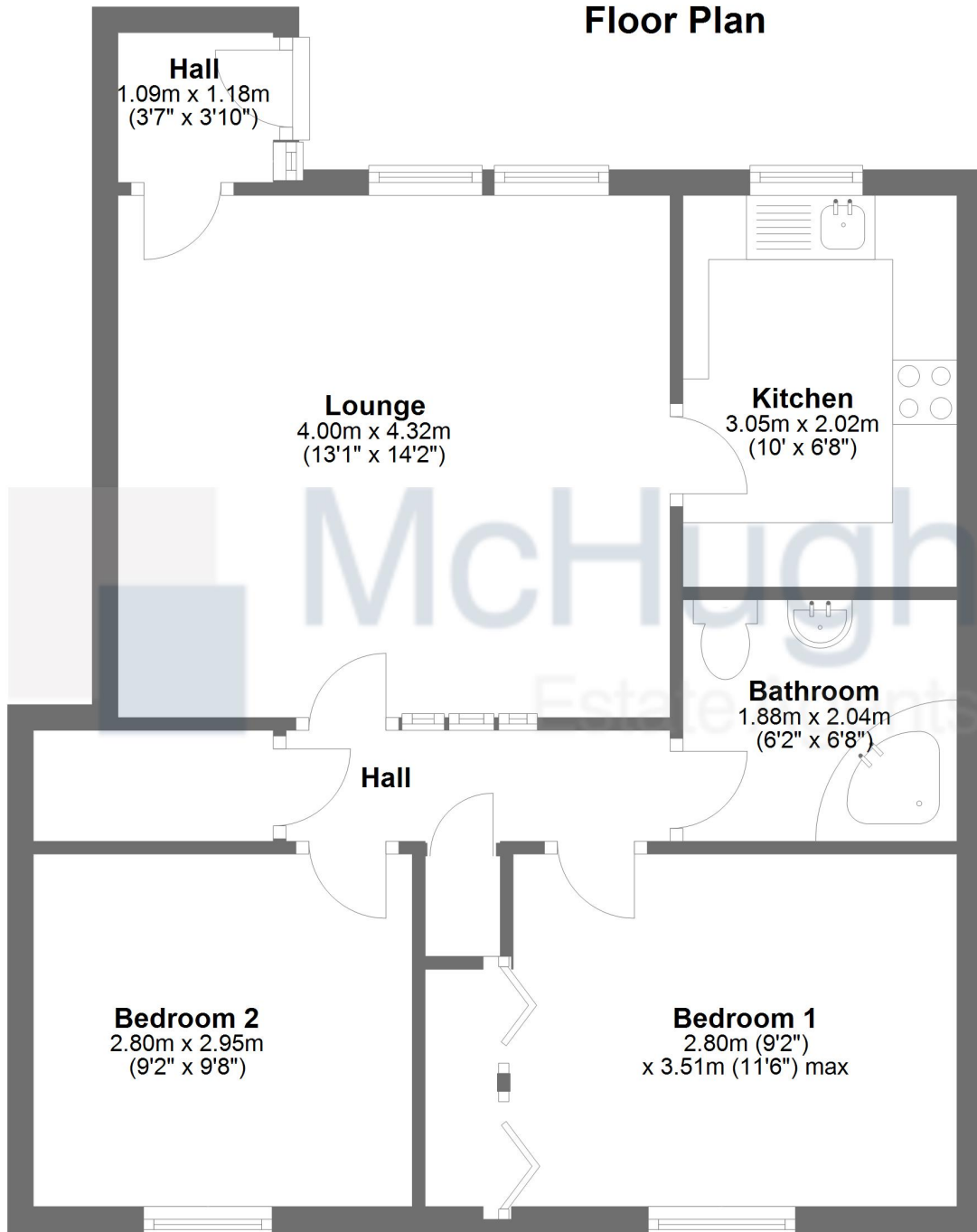
Quick access to excellent road links



2 BED FLAT

Kestrel Court, Hardgate

Floor Plan



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

Kestrel Court, Hardgate

Enjoying an attractive, leafy setting in the corner of a low traffic cul-de-sac, this attractively priced, lower cottage flat provides well proportioned accommodation which will suit young and older generations alike.

Accommodation

The accommodation comprises an entrance hall which opens to the naturally bright and tastefully presented lounge has a twin window formation to the front overlooking the gardens. The bright fitted kitchen has a variety of floor and wall mounted units and has a electric hob & oven. There are two double bedrooms, each with windows to the rear (bedroom 1 has large inbuilt wardrobes). The tiled bathroom is fitted with a white 3 piece suite with an electric shower over the corner bath. The internal hall benefits from 2 large inbuilt storage cupboards.

Heating and Glazing

This property has full uPVC double glazing and gas central heating (Worcester Greenstar combi boiler).

Gardens

The attractive, well maintained front garden is shared between flats 3 & 4. At the rear, there are compact drying areas. The communal grounds within the development are maintained by the factoring agents.

Location

Kestrel Court is a quiet, low traffic cul-de-sac within an easy walk of shops, schools and public transport. The A82 is close to hand, allowing easy road access to Glasgow, Loch Lomond, Erskine Bridge and M8 Motorway.

SAT NAV ref - 3 Kestrel Court G81 6BH

Dimensions

Hall

1.09m x 1.18m

Lounge

4.00m x 4.32m

Kitchen

3.05m x 2.02m

Bedroom 1

2.80 x 3.51m

Bedroom 2

2.80m x 2.92m

Bathroom

1.88m x 2.04m



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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