



7 Kestrel Court, Hardgate
Offers Over £77,500

1 BED FLAT



 **McHugh**
Estate Agents



Features

1 Bedroom

Lower Cottage Flat

New Kitchen and Shower Room

New carpets and flooring throughout

Freshly decorated

uPVC Double Glazing

Quiet cul-de-sac location

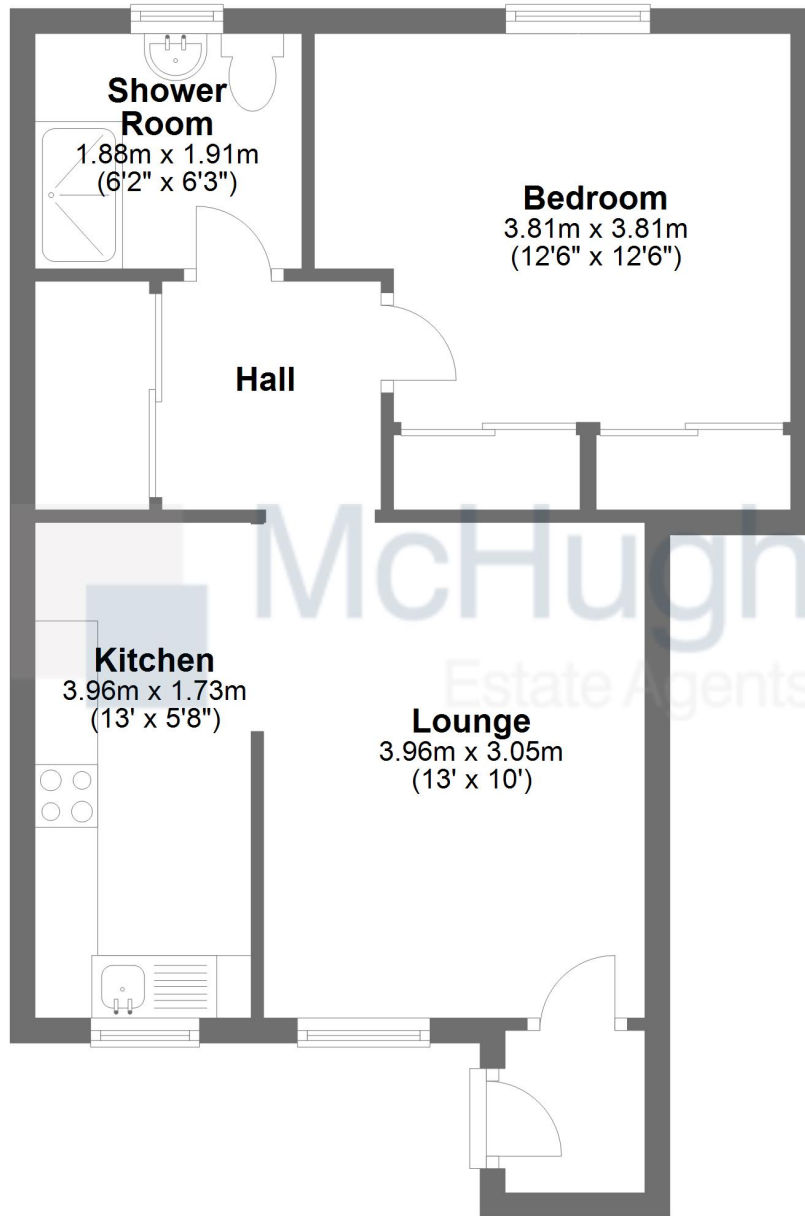
Ideal for young buyers and downsizers



1 BED FLAT

7 Kestrel Court, Hardgate

Floor Plan



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

7 Kestrel Court, Hardgate

Set in a small cul-de-sac which is formed of a pleasant mix of cottage flats and terraced villas, this lovely one bedroom lower cottage flat has been modernised within recent months and provides ideal accommodation for first time buyers and downsizers alike.

The freshly decorated property benefits from upvc double glazing, a new kitchen and shower room and new flooring throughout.

Accommodation

The main door opens to a handy entrance porch which then leads to the bright lounge. The lounge itself has space for both a suite and a small dining table. The semi-open plan kitchen has a range of base and wall mounted units and includes a new freestanding cooker. Both the lounge and kitchen have outlooks to the front.

An internal hallway off the lounge has a wall of inbuilt storage and provides access to both the bedroom and shower room. The generous double bedroom has 2 sets of sliding wardrobes and a sizeable recess area which would accommodate a dressing table perfectly. The shower room is finished with a white suite and has a double sized shower enclosure.

Heating and Glazing

There are modern electric wall heaters in both the lounge and bedroom. All windows are all of uPVC framed double glazing.

Location

Kestrel Court is tucked away in a quiet corner of the low traffic cul-de-sac development, 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 - G81 6BH

Dimensions

Entrance Hall
1.30m x 1.06m

Lounge
3.96m x 3.05m

Kitchen
3.96m x 1.73m

Bedroom
3.81m x 3.81m

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.

McHugh Estate Agents

576 Kilbowie Road
Hardgate Cross
Clydebank
G81 6QU

01389 879941

info@mchughestateagents.co.uk