



Mallard Road, Hardgate
Offers Over £119,000

2 BED FLAT



 **McHugh**
Estate Agents



Features

2 Double Bedrooms

Upper Cottage Flat

Popular cul-de-sac location

Extensively modernised in recent years

Open-Plan Lounge & Kitchen

Fabulous Shower Room

Stylish throughout

Pleasant elevated outlooks

Residents Parking Bays

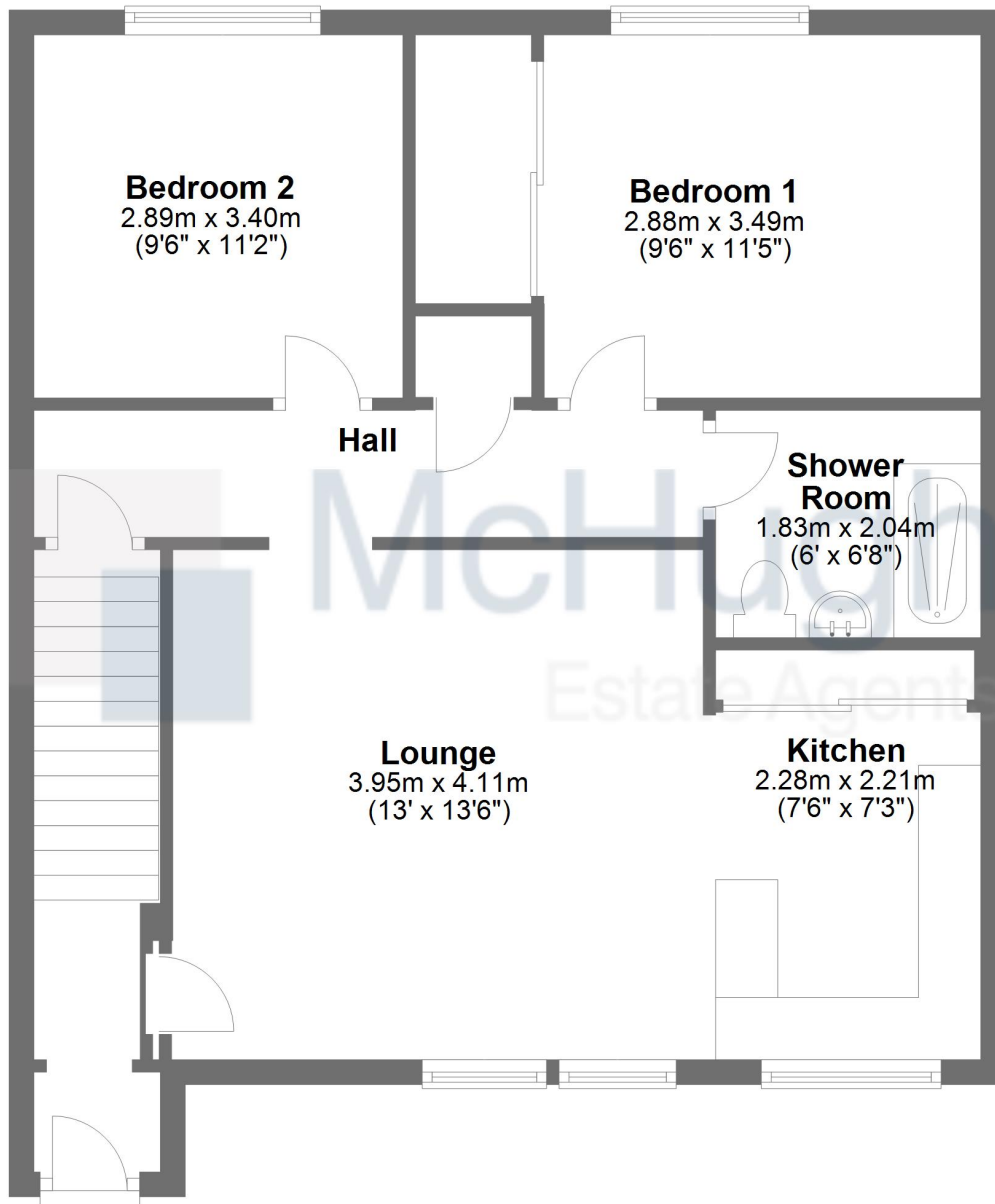
Attractive communal gardens

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Mallard Road, Hardgate

Floor Plan



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

Mallard Road, Hardgate

This stylish, extensively upgraded upper cottage flat is set in a low-traffic cul-de-sac development amongst a pleasant mix of cottage flats, villas and bungalows. The property benefits from upvc double glazing, modern electric heating, an open-plan lounge and kitchen, a fabulous shower room and contemporary styling. A truly superb flat in move-in condition.

Accommodation

The accommodation comprises an entrance porch and staircase to the upper hall. The naturally bright, lounge has a twin window formation to the front and outlooks over the parking bays and leafy grounds. The stylish open-plan kitchen is finished in cream shaker style units with contrasting worktops, an electric hob, double oven, extractor hood and a large recessed cupboard houses the fridge/freezer. The internal hall is beautifully presented and enhanced by subtle downlighting. There are two elegant double bedrooms, each with pleasant outlooks over the development to the rear. At the end of the hall is the superb shower room which has a large, low-rise enclosure, an electric shower and a white vanity suite.

Gardens

There is a large, communal drying green at the rear of the property which is level and enclosed by timber fencing. The attractive communal grounds in the development are maintained by the factoring agents.

Location

136 Mallard Road is positioned in a quiet, level location 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 6NA

Dimensions

Lounge
3.95m x 4.11m

Kitchen
2.28m x 2.21m

Bedroom 1
2.88m x 3.49m

Bedroom 2
2.88m x 3.40m

Shower Room
1.83m 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.

McHugh Estate Agents

576 Kilbowie Road
Hardgate Cross
Clydebank
G81 6QU

01389 879941

info@mchughestateagents.co.uk