



Braidfield Road, Hardgate
Offers Over £375,000
4 BED DETACHED HOUSE



 **McHugh**
Estate Agents



Features

A delightful detached home

4 Bedrooms

2 Shower Rooms

2 Public Rooms

Large floored attic room

Double Garage with room above

Manicured suntrap gardens

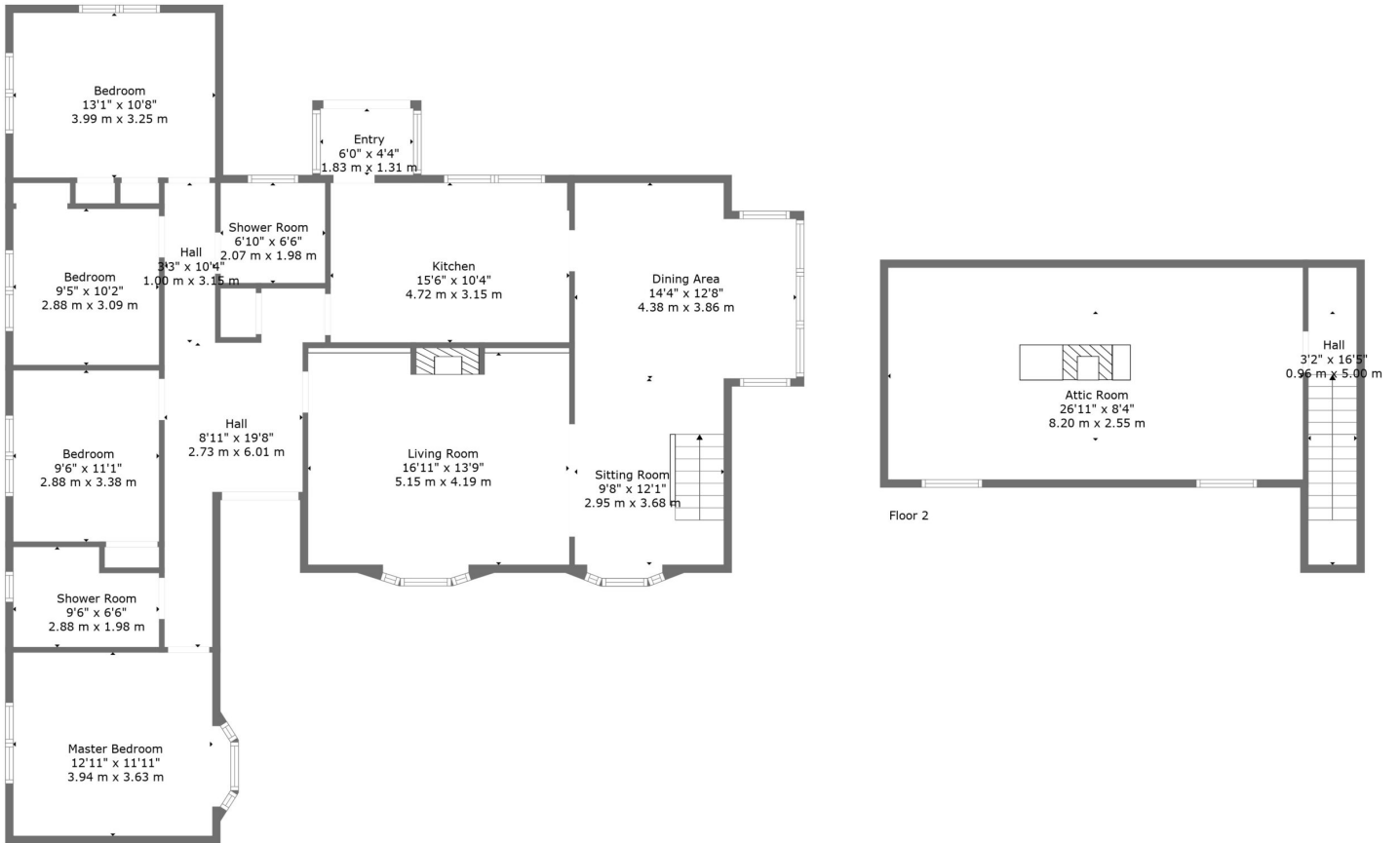
Sought after location

A truly unique opportunity



4 BED DETACHED HOUSE

Braidfield Road, Hardgate



Floor 1



TOTAL: 1613 sq. ft, 150 m2
 FLOOR 1: 1558 sq. ft, 145 m2, FLOOR 2: 55 sq. ft, 5 m2
 EXCLUDED AREAS: BAY WINDOW: 16 sq. ft, 1 m2, LOW CEILING: 155 sq. ft, 14 m2, ATTIC ROOM: 225 sq. ft, 21 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Braidfield Road, Hardgate

Enjoying a privileged position at the end of a most sought after road, this quite beautiful and unique 4 bedroom detached cottage is full of character and nestles within generous and fully enclosed garden grounds.

This deceptively generous home provides over 1600 sqft of accommodation (excluding the garage room).

Whilst some modernisation is required, the rarity of such a property on the open market is likely to generate considerable interest. As such early viewing is recommended.

Accommodation

The gated driveway accesses the property and attractive paved steps lead to the entrance door, where a vestibule opens to the wide and welcoming hallway. The L-shaped lounge and dining room is open-plan, quite substantial in size and enjoys the benefit of 3 bay windows. The dark oak country-style dining kitchen can be accessed from both the dining room and is a perfect size for modern day family life. A long central hallway provides access to each of the four double bedrooms and both shower rooms.

Upstairs the large attic room is generous in size and has two Velux windows. This room is a great, flexible space and could be an additional bedroom, a large playroom or a home office/studio.

Externally there is a detached double garage with twin up/over doors. A staircase in the garage leads to an upper room which would make a perfect workshop or teen hang-out.

Heating and Glazing

The property has gas central heating and double glazing.

Gardens

The main gardens are to the front and side of the property and enjoy lengthy sunny exposures. The gardens have been thoughtfully laid out and blend a pleasant mix of colourful foliage, established screening and easily maintained all-weather lawns.

Location

Although tucked away off the main thoroughfare, 1 Braidfield Road is only a short walk from shops at Hardgate Cross and North Kilbowie. The local golf course is just 10 minutes walk and equestrian activities are at the top of the street. Bus services operate on neighbouring Kilbowie Road and if travelling by car, Clydebank town centre, Great Western Road, The Erskine Bridge, Bearsden and Milngavie are all within a 10 minute drive.

SAT NAV reference - 1 Braidfield Road, G81 5NG

Dimensions

Living Room - 5.15m x 4.19m
Sitting Room - 2.95m x 3.687m
Dining Room - 4.38m x 3.86m
Kitchen - 4.72m x 3.15m
Bedroom 1 - 3.94m x 3.63m
Bedroom 2 - 3.99m x 3.25m
Bedroom 3 - 2.88m x 3.38m
Bedroom 4 - 2.88m x 3.09m
Shower Room 1 - 2.88m x 1.98m
Shower Room 2 - 2.07m x 1.98m
Attic Room - 8.20m x 2.55m



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