



13 Linden Drive, Duntocher
Offers Over £299,000

3 BED BUNGALOW



 **McHugh**
Estate Agents



Features

3 Bedrooms

Detached Bungalow

All on the level accommodation

Open Plan Lounge and Dining Room

Dining Kitchen with Utility Room

Ensuite Shower Room

Multi-car driveway

Detached garage

Rarely available location

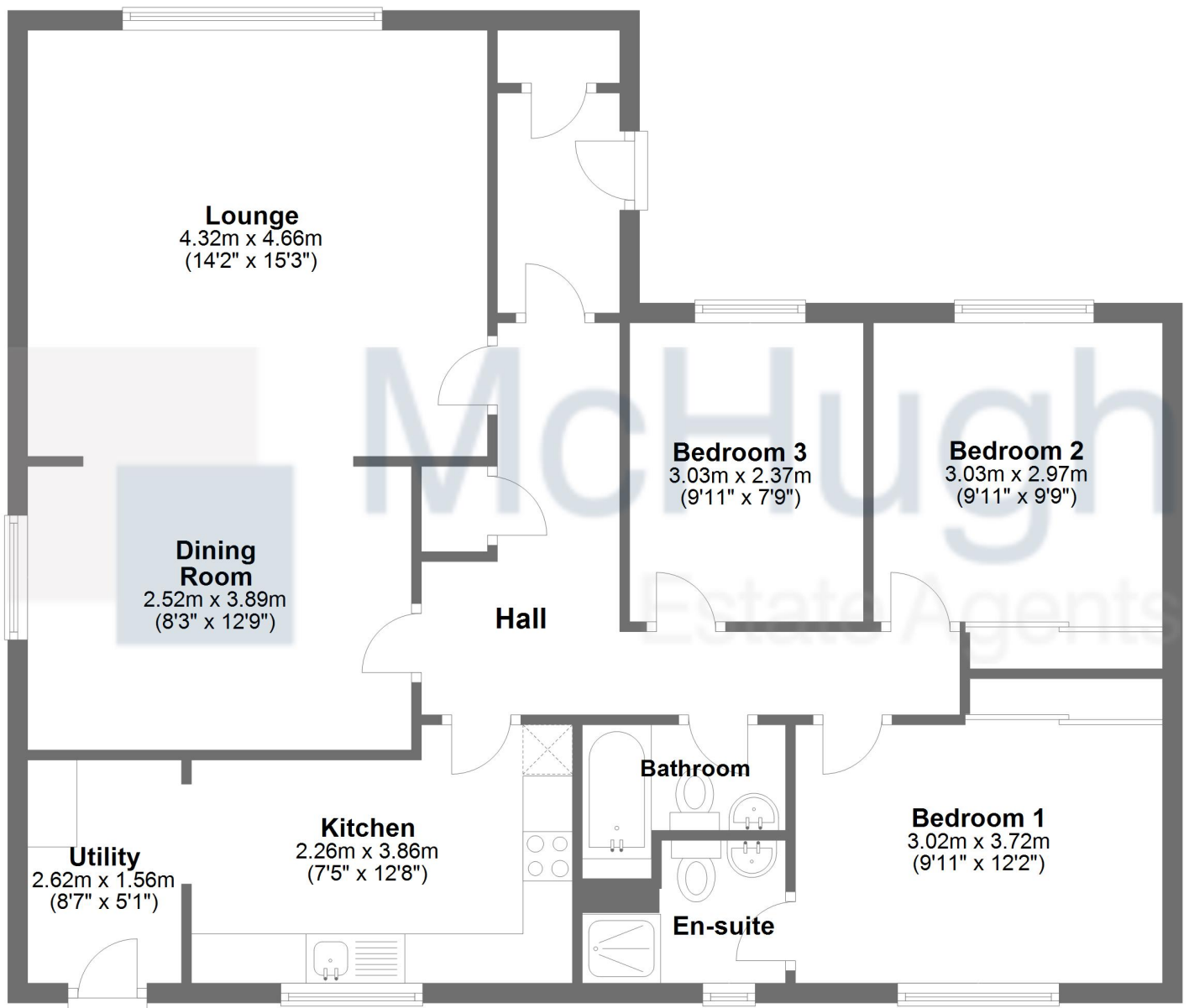
Sought after leafy development

3 BED BUNGALOW



13 Linden Drive, Duntocher

Floor Plan



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

13 Linden Drive, Duntocher

Enjoying a prime location within one of the district's most sought after developments, this 3 bedroom detached bungalow will appeal to young families and older generations alike.

Whilst the spacious property would benefit from general modernisation, buyers will appreciate this is an exceptionally rare opportunity to purchase long-term 'all on the level' accommodation within a most highly regarded address.

Accommodation

The front door opens into the naturally bright vestibule and through to the L-shaped hallway. The spacious and tastefully presented lounge has a large window to the front which offers pleasant open outlooks along Linden Drive. The family dining room is open-plan with the lounge and has a window to the side. Off the hallway, the dining kitchen is fitted with a range of base and wall units and has a handy, plumbed utility room at the rear.

Bedroom 1 is a large double room with a picture window looking over the rear garden, a wall of mirror door wardrobes and an ensuite shower room. Bedroom 2 is a double room which benefits from inbuilt wardrobes and bedroom 3 is a well proportioned single bedroom enjoying open outlooks to the front. The tiled family bathroom is fitted with a white three piece suite.

There is additional inbuilt storage in the hall and a ceiling hatch accesses the attic storage space.

Heating and Glazing

The property has full double glazing and gas central heating (Potterton combi boiler).

Gardens

The front garden provides an attractive, level, open lawn. Adjacent to this, the multi-car driveway leads to the detached, brick built single car garage which has an up/over door to the front and an access door at the side. At the rear is a slightly elevated lawn which is secluded and enclosed by mature foliage.

Location

Linden Drive is an exclusive low traffic location comprising a pleasant mix of detached villas and bungalows, just a short walk from amenities in Duntocher and at Hardgate Cross. Schooling and public transport, attractive walks at Goldenhill Park and fitness facilities at the Antonine Sports Centre are all within 10 minutes walk.

Great Western Road is within a short drive and provides excellent road links to Glasgow, The Erskine Bridge, M8 Motorway and Loch Lomond.

Sat Nav ref - 13 Linden Drive, Duntocher G81 6BW

Dimensions

Lounge - 4.32m x 4.68m

Dining Room - 2.52m x 3.89m

Kitchen - 2.26m x 3.86m

Bedroom 1 - 3.02m x 3.72m

Ensuite Shower Room - 1.32m x 2.05m

Bedroom 2 - 3.03m x 2.97m

Bedroom 3 - 3.03m x 2.37m

Bathroom - 1.95m x 2.05m



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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