



Braehead Road, Hardgate  
**Offers Over £195,000**  
3 BED SEMI-DETACHED HOUSE



 **McHugh**  
Estate Agents





## Features

3 Bedrooms

Large Dining Kitchen

Integrated kitchen appliances

Generous open-plan living

Stunning elevated views to the South

Conservatory/ Kids Play Room

Refitted Bathroom with rainfall shower

Fully enclosed South facing garden

Single garage

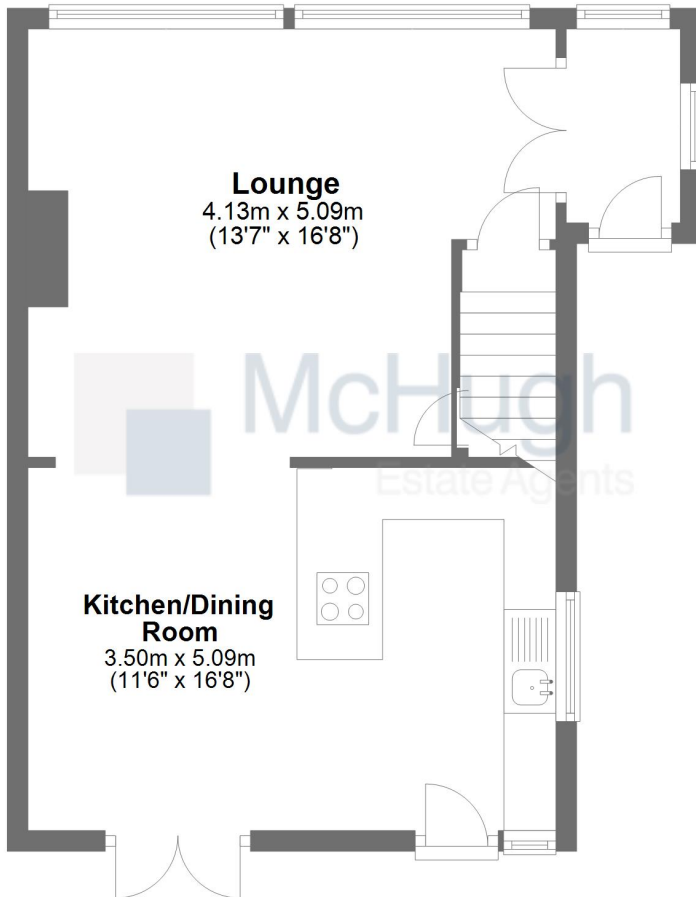
Walking distance to schools and shops



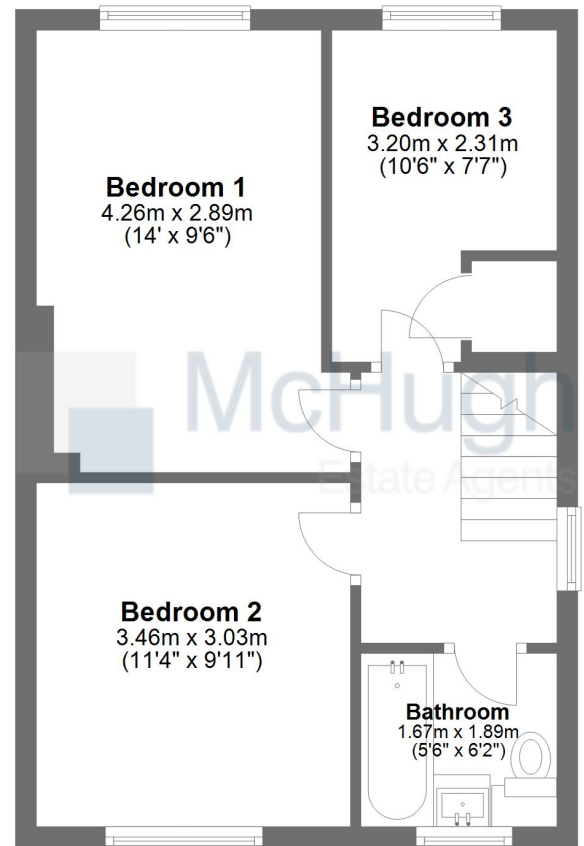
## 3 BED SEMI-DETACHED HOUSE

Braehead Road, Hardgate

## Ground Floor



## First Floor



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

# Braehead Road, Hardgate

Set in a popular, family friendly location, this superb semi-detached chalet villa is flooded with natural light and provides stylish open-plan living with quite spectacular outlooks.

Braehead Road is set in an elevated position within the development and this property benefits from tree-top views across the district to the local hillside.

## Accommodation

A private path leads to the side entrance porch where double doors open to the exceptionally spacious lounge. In the lounge, large twin windows offer uninterrupted, elevated views to the South. To the rear, the open-plan dining kitchen is a perfect family hub and comes complete with a breakfast bar, French doors to the rear garden and appliances (fridge/freezer, dishwasher, washing machine, electric oven and induction hob).

On the upper floor the bright landing leads to all rooms. Bedroom 1 is a double room with outlooks to the South across Clydebank, Glasgow and Renfrewshire. Bedroom 2 is also a double room enjoying views over Braehead Road to the Kilpatrick Hills. Bedroom 3 is a well proportioned single room with the benefit of a large inbuilt cupboard. The refitted bathroom is finished in wall panelling and has a modern 3 piece suite and a mains mixer shower with a rainfall feature.

A ceiling hatch on the landing accesses the floored attic storage space.

## Heating and Glazing

The property has upvc double glazed windows and doors. Heating is provided via an Ideal Logic combi boiler.

## Gardens

The enclosed South facing rear garden has been landscaped for easy maintenance. There is a large timber deck and a conservatory (which can only be accessed from the garden and is currently used as a play room). The fully enclosed, low maintenance garden at the front has a decked patio, a gently raised paved terrace and a single car garage.

## Location

Braehead Road is located within walking distance of primary schools, bus services, shops, children's play parks, Goldenhill Park and the Antonine Sports Centre. Close by, the A82 Great Western Road provides easy access to Glasgow, Loch Lomond, the Erskine Bridge & M8 Motorway. Glasgow Airport is approximately 15 minutes by car.

SAT NAV ref - 27 Braehead Road, G81 6PQ

## Dimensions

Porch - 1.87m x 1.10m

Lounge - 5.09m x 4.13m

Kitchen/Dining Room - 3.80m x 5.09m

Bedroom 1 - 4.12m x 2.89m

Bedroom 2 - 3.46m x 3.03m

Bedroom 3 - 3.20 x 2.31m

Bathroom - 1.67m x 1.89m

Conservatory - 2.58m x 2.89m





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