



Heron Court, Hardgate
Offers Over £119,000
2 BED FLAT



 **McHugh**
Estate Agents



Features

2 Double Bedrooms

Upper Cottage Flat

Fitted kitchen with integrated appliances

Modern combi boiler

Cul-de-sac location

Large Attic Storage Space

Pleasant outlooks to the front and rear

Absolute walk-in condition

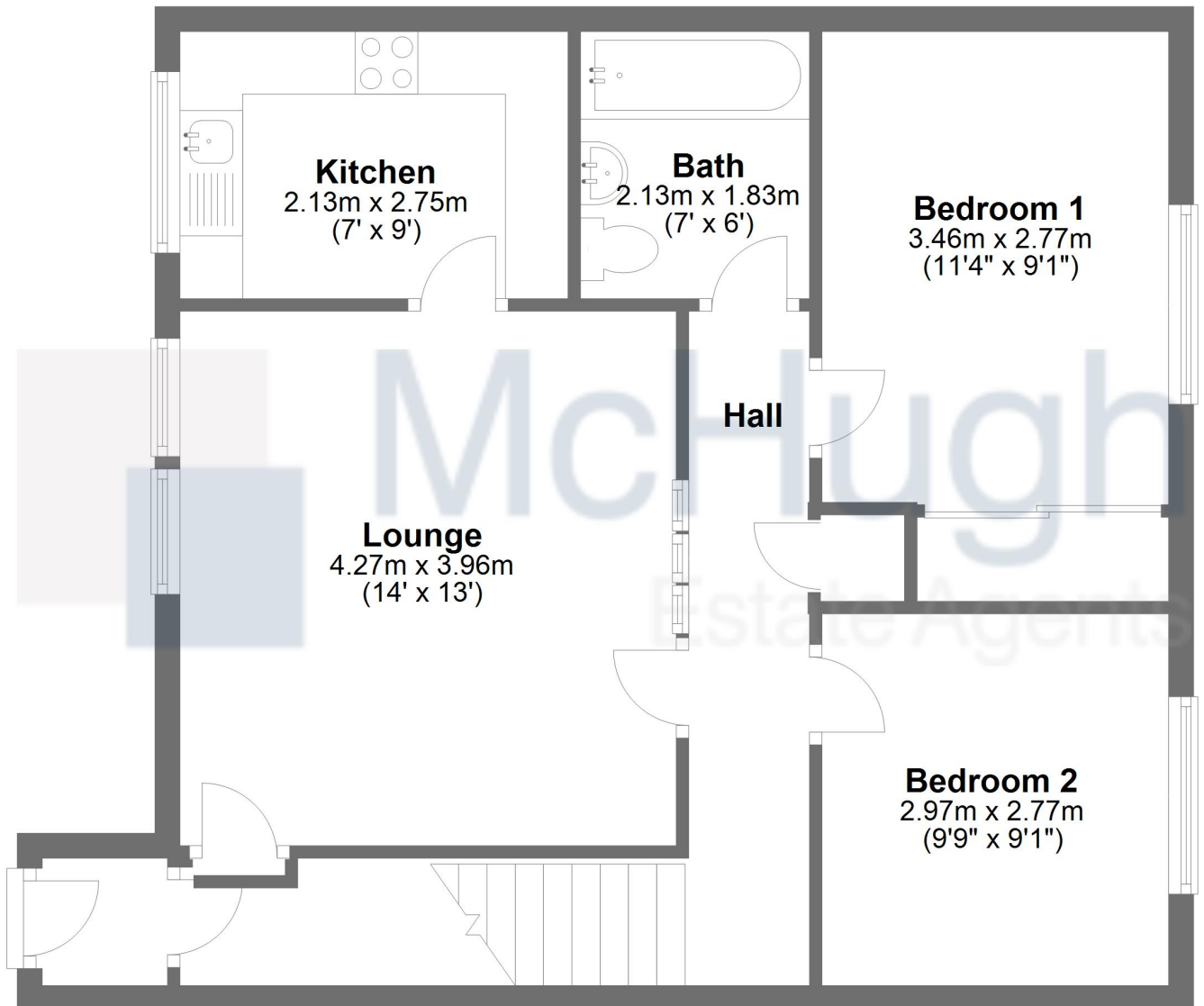
Residents' parking



2 BED FLAT

Heron Court, Hardgate

Floor Plan



Heron Court, Hardgate

Tucked away in the corner of Heron Court, a low-traffic cul-de-sac which is formed of a pleasant mix of cottage flats and terraced villas, this extensively upgraded two bedroom upper cottage flat provides tastefully modernised accommodation in pristine condition.

Accommodation

The accommodation comprises an entrance hall and staircase to the upper hallway. The naturally bright and tastefully presented lounge has a twin window formation to the front with ample room for a dining area and outlooks along Heron Court. The stylish fitted kitchen is finished in white matte shaker style units and has an electric hob, oven, extractor hood and integrated fridge/ freezer. The internal hall has a large inbuilt storage cupboard and a pull down ladder with access to the spacious attic . There are two double bedrooms, each with open outlooks to the rear (bedroom 1 has large inbuilt mirror door wardrobes). The elegant bathroom is fully tiled and finished in a white 3 piece suite with a mains mixer shower and comes complete with recessed down lighting.

Heating and Glazing

This property benefits from Gas CH (Worcester combi boiler) and UPVC Double Glazing.

Gardens

There is a communal enclosed drying area to the rear of the property. Large level communal grounds are adjacent to the property. Parking bays are available to the front.

Location

19 Heron Court is a quiet, low traffic cul-de-sac within an easy walk of shops, schools and public transport. The A82 is close by, allowing easy road access to Glasgow, Loch Lomond, Erskine Bridge and M8 Motorway.

SAT NAV ref - G81 6BB

Dimensions

Lounge
3.96m x 4.27m

Kitchen
2.75m x 2.13m

Bedroom 1
2.77m x 3.46m

Bedroom 2
2.77m x 2.97m

Bathroom
1.83m x 2.13m



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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