



## Heatherbrook Cottage Glasgow Road, Hardgate, G81 5PR

Offers over £465,000



**\*\*Elevate Property are delighted to bring the splendid Heatherbrook Cottage to market\*\*** This stunning property has been upgraded to the highest specification by the current owners and must be viewed to appreciate the level of accommodation on offer. Situated within a highly sought after Hardgate locale, this property is not expected to be available for long! With Matterport Tour and HDVR Property Tour available, please contact Elevate Property Services for more information.



## Property Information

Welcome to Heatherbrook Cottage. Situated within the highly sought after area of Hardgate, and opposite Clydebank and District Golf Club and Hardgate Park, this house sits in the heart of Hardgate. This beautiful home has been meticulously upgraded, modernised, and extended whilst retaining many traditional features. Without doubt this is one of the most remarkable and expansive properties to come to market in recent times. This wonderful four bedroom luxurious home is sure to generate considerable interest and early viewing is highly recommended.

To the front is a charming lawned and enclosed front garden with patio seating area - perfect for relaxing and enjoying the view. Entering through the bright reception porch, you are welcomed into the grand reception hallway which leads you to the formal lounge. This large and sumptuous room boasts an impressive Portuguese Limestone fireplace, generous dimensions, impressive ceiling height and detail, and dual aspect windows which bathe this beautiful room with natural sunlight. A second relaxing reception room, with marble surround gas fire, is currently used as a homely snug/television room.

The modern, contemporary, fitted kitchen has a plethora of white gloss wall and base units with Zebrano trim to end panels and skirting. Black, bronze flecked, granite worktops and upstands add to the atmosphere of this lavish workspace. The kitchen further benefits from a range of quality, and fully integrated, appliances including ovens x2, microwaves x2, fridge/freezers x2, induction hob, dishwasher and washing machine. Bifold doors lead you from the kitchen to the glorious double height conservatory which must be seen to be fully appreciated. This flexible space is currently used as an elegant dining area and is a stunning feature of the property.

The games room is also of generous proportions and an ideal space to either relax or entertain. A smartly designed home office is adjacent with excellent storage facilities. Completing the ground floor is a luxury, and fully tiled, family sized bathroom with large jacuzzi bath, wash hand basin and W.C. There is also a separate and convenient guest cloakroom.

A grand stairway leads you to the upper floor and to the spacious, and fabulous, master bedroom. This has excellent mirror wardrobe storage and a lovely ensuite shower room. The highlight of this bedroom is, of course, the patio doors which lead you out onto the glass balcony sitting within the height of the conservatory with views over the substantial back garden. The view is truly impressive. The second bedroom also has mirror wardrobes and luxurious ensuite with large bath, separate shower cubicle, double sinks with vanity units and W.C. Two additional well proportioned double bedrooms both have mirrored wardrobes.

Further features include a wireless Sonos sound system, alarm system, gas central heating (boiler replaced in 2018) and double glazing. There is substantial private parking for several vehicles.

The private, fully enclosed, rear garden is a safe and secure environment for children and pets alike. This area benefits from a substantial raised patio area and fully functioning outdoor kitchen/bar and barbeque area. Perfect for any occasion and al-fresco dining and entertaining.

Ideally situated within walking distance to the Golf Club, parks, local shops at Hardgate Cross and popular bus routes. The area also benefits from sought after schooling which will surely make this spectacular house appealing to families with children of any age. There is also the possibility to convert the games room and office into a potential separate wing or Granny flat.

Local retail centres are only minutes away including the popular Clyde Shopping Centre and Great Western Retail Park. Main bus services will easily take you to Bearsden, Singer and Clydebank train stations providing direct transport links to Glasgow City Centre and Loch Lomond area.

We highly recommend early viewing. Property of this size and prestige are rare to the market. Viewing is strictly by appointment only. Please contact Elevate Property Services to arrange a suitable date and time slot. If you require further information or a copy of the Home Report please get in touch.

Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

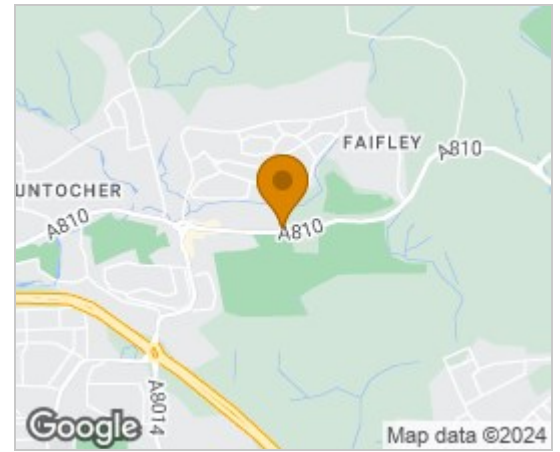
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## Room Dimensions

Floor 1 -  
 Entrance - 2.93m x 1.85m  
 Living Room - 4.22m x 6.58m  
 Sitting Room - 3.08m x 3.92m  
 Bathroom - 3.08m x 2.33m  
 Kitchen - 4.34m x 5.40m  
 Office - 2.84m x 2.64m  
 Sitting Room/Games Room - 3.78m x 6.91m  
 Conservatory - 5.14m x 4.20m  
 WC - 1.31m x 1.36m

Floor 2 -  
 Bedroom One - 4.54m x 5.25m  
 En-Suite - 1.70m x 1.71m  
 Bedroom Two - 4.07m x 3.00m  
 En-Suite - 3.08m x 2.35m  
 Bedroom Three - 3.51m x 3.34m  
 Bedroom Four - 3.35m x 3.26m  
 Balcony - 3.30m x 0.95m

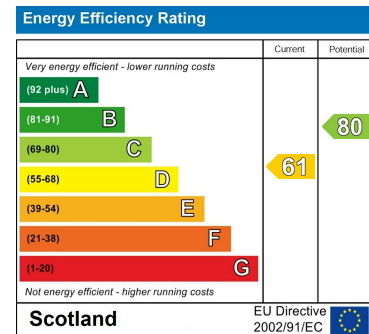
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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