



Melrose Cameron Square, Hardgate, G81 5PQ

Offers over £314,995



Elevate Property Services are delighted to present this seldom available Detached Chalet Bungalow with THREE double bedrooms to market. This accommodation over two floors is located within the heart of Hardgate, set back from the main road, providing the perfect blend of convenience and privacy. This property is sure to attract considerable interest; therefore, early viewing is recommended.



Property Information

Set just back from the popular Hardgate Cross, Melrose is a splendid, three-bed detached chalet villa. Situated on a fantastic plot with substantial private gardens and generous dimensions throughout, this property is sure to appeal to a variety of purchasers.

To the front of the property, a gated multi-car driveway leads to a garage with side carport and a low maintenance lawn garden. Upon entering through the modern uPVC door leading to an entrance porch, you are welcomed into the reception hallway. The lounge is situated to the side and boasts dual aspect windows which flood this room with an abundance of natural sunlight. Space for dining is available to the rear of the lounge, creating a perfect space for relaxation or entertaining. The fitted kitchen hosts an array of wall and base mounted units and an integrated gas hob, oven and extractor fan. Adequate space is also available for free standing appliances. Access into the spacious conservatory which overlooks the rear garden is via the kitchen, currently used as a sitting room this could also be utilised as a dining, playroom etc. Two generously proportioned bedrooms are available on the ground floor, one of which is currently used as a second reception room. A fully tiled shower room completes this floor which comprises of a shower cubicle with mixer shower, vanity unit and W.C.

A fixed staircase leads to the accommodation within the attic area. This space is utilised as a bedroom and boasts fitted storage and a convenient cloakroom with wash hand basin and W.C.

The fully enclosed rear garden is impressive in dimensions with substantial areas of lawn, creating a safe and secure environment for children and pets alike. This area also benefits from a large patio area, perfect for al-fresco dining and entertaining. There is ample space for extension of this property subject to the required planning consents.

Ideally situated within walking distance to Hardgate Golf Club, local parks and a host of amenities at Hardgate Cross. The area also benefits from sought after schooling which will make this house appealing to families with children of any age.

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

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information or a copy of the Home Report.

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

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

Room Dimensions

- Lounge/Dining - 8.24m x 4.12m
- Kitchen - 3.51m x 3.04m
- Conservatory - 5.42m x 3.61m
- Bedroom Two - 3.08m x 3.06m
- Bedroom Three - 4.12m x 3.09m
- Shower Room - 1.88m x 1.83m

- Attic Conversion -
- Bedroom One - 6.05m x 4.18m
- WC - 1.40m x 1.15m

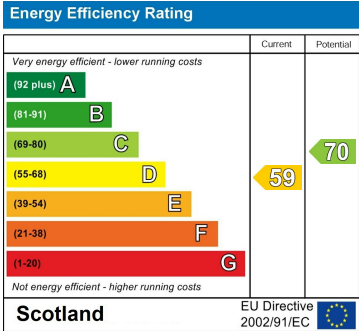
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.