



Cochno Brae  
Hardgate  
G81 6BP

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## Offers Over £325,000

A beautifully presented and cleverly extended Modern Detached Villa situated in a most sought location in a quiet location amidst similar quality homes.

The property was built 2008 by Messrs Mactaggart and Mickel, a company renowned for small developments of quality built homes, and the fact only two houses have been sold here in the last 7 years shows what a nice setting and area this is to live in.

The property has a low maintenance exterior with combination of render and blonde stone beneath a pitched, concrete tiled roof. At the rear the house has a substantial full width extension featuring velux windows and bifold doors at the rear which make this a very warm and bright space to enjoy.

At the front the monobloc drive provides parking for several cars and adjacent to this is a neat level lawn. The rear garden faces south and is in a private, elevated situation which makes this a very nice private area. The garden has been landscaped to include quality stone slabs, maintenance free astroturf and adjacent to this is a nice size decked area. There is plenty space at both side of the house with access to front garden and also space for sheds and outbuildings.



Home Report Valuation  
£335,000

[www.packdetails.com](http://www.packdetails.com)

Council Tax Band F

EPC Rating C





Internally the property has been beautifully maintained and is in excellent order throughout. The accommodation comprises entrance hall with downstairs cloak room at one side and then access to the lounge which is a great size, has focal point modern fireplace and a picture window to the front.

Stairs lead down to the superb extension which is offers a fantastic area including the impressive fitted kitchen area along one side which features integrated appliances, large breakfast bar with seating area and ample worktop surface space. There is plenty of room at the other side for large dining table and lounge furniture all of which overlook the private rear garden which is accessed vi modern bifold doors.



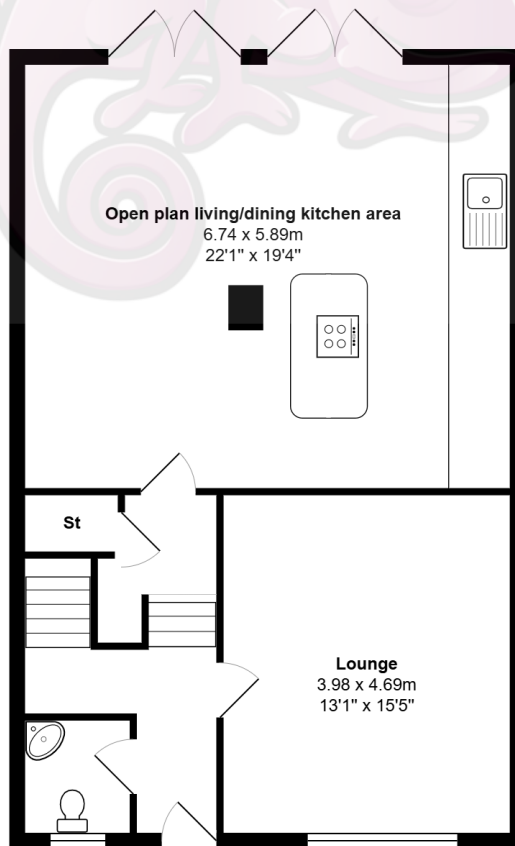
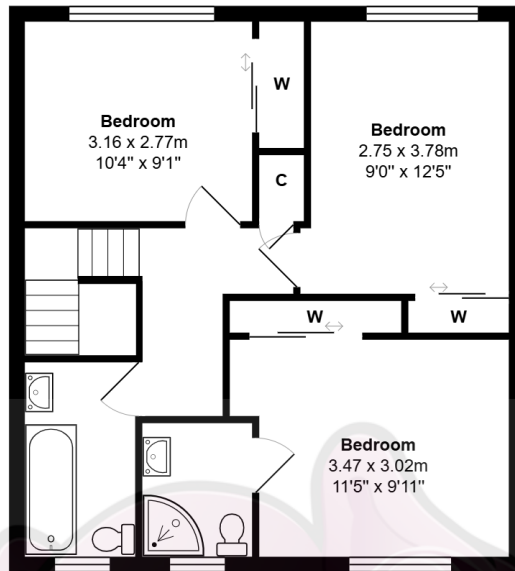
From the main front entrance a double turn stair leads to the upper level where there are three good sized bedrooms, all of which have built in wardrobes and the master bedroom with a modern en suite shower room. Large main family bathroom with three piece suite including panelled bath with mains shower, wash hand basin and a w.c.



The property further benefits from gas central heating and double glazing.

## Vendor Comments

*Great place to live due to the quiet family friendly area. Old kilpatrick hills close by for lovely walks and perfectly situated for access to shops and only a short drive to Loch Lomond.*



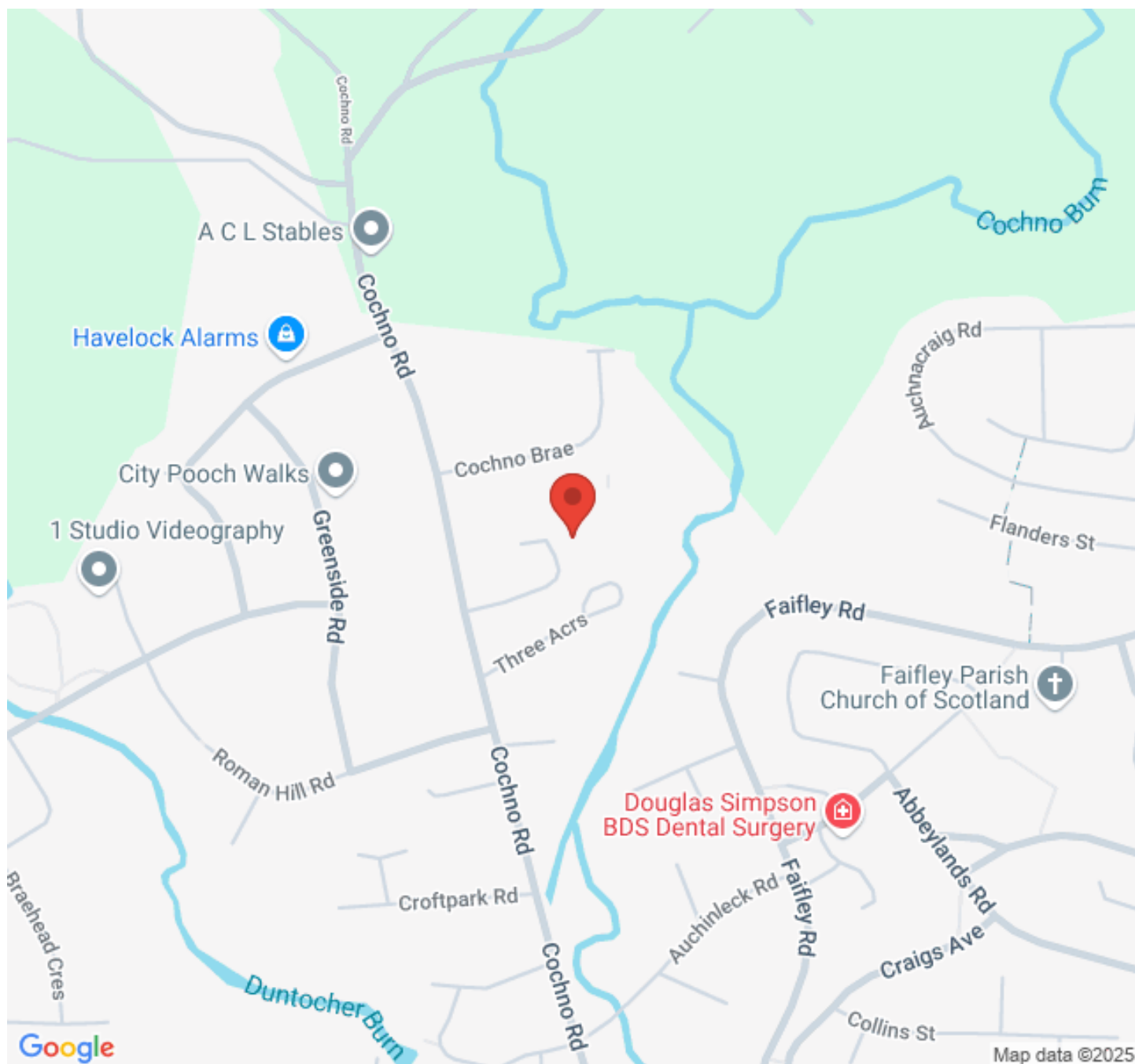
Total Area: 122.1 m<sup>2</sup> ... 1314 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Cochno Brae is located at the north of the district, bordering local countryside. A wealth of local facilities are close to hand including equestrian, countryside walks, sports centre, Clydebank & District Golf Club, excellent schooling and frequent bus services. There are fabulous local walks on the doorstep, such as to the Jaw Reservoir and Cochno Loch, with children's play park's at Breval Crescent and Goldenhill.





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