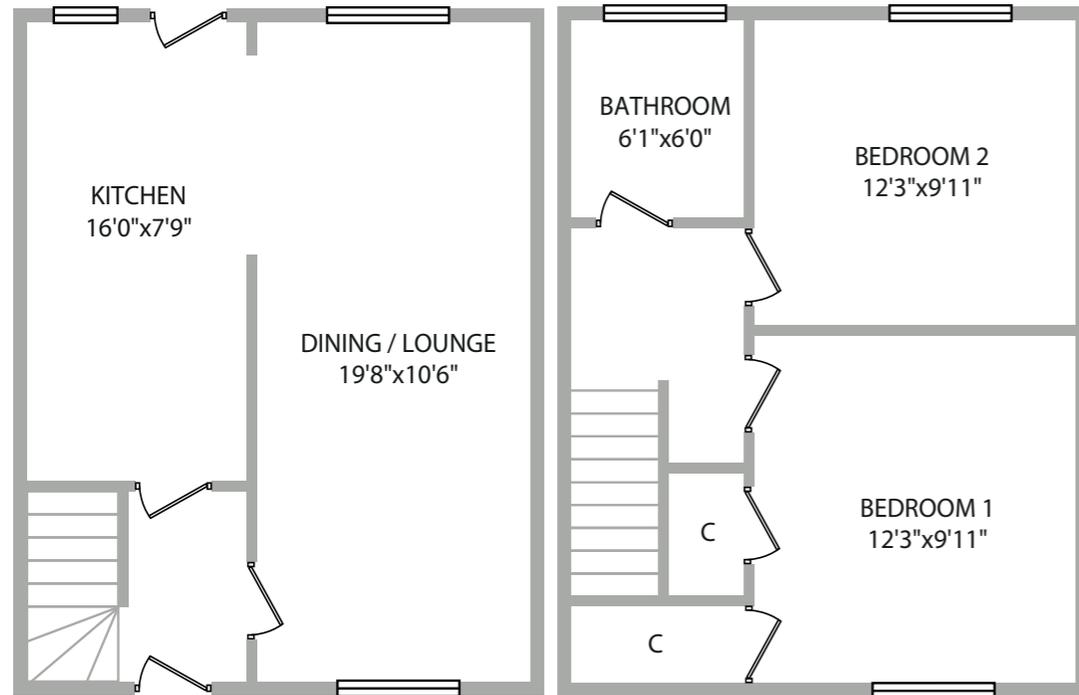




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## Stewart Drive **Hardgate G81 6AF**



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Please Note - Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute and offer to sell. All area and room measurements are approximate only. No services, equipment or central heating have been tested and no warranty is given or implied that these are in working order or that they are connected to supply. Buyers are advised to see their own verification in this regard.



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Offered to the market at what Caledonia Bureau feel is an attractive asking price, is this well presented Mid Terraced Villa which must be viewed early to avoid disappointment. Property of this style rarely graces the market within this sought after area therefore the agents anticipate a swift response to their marketing endeavours.

The accommodation can be found well laid out and tastefully decorated throughout Entrance hallway with stairs leading to upper apartments and access doors leading into the lounge and kitchen. The Lounge / Dining room is well proportioned and has ample space for three piece suite and dining table and chairs. The breakfasting kitchen has a wide array of floor and wall mounted units, breakfast bar, door to rear and appliances which can be included within a favourable sale price, On the first floor level there is a refitted shower room with mains shower, wet wall panelling and PVC ceiling. Two well appointed double bedrooms are provided and a generous attic space provides additional storage.

Further features include gas central heating circulating through a modern boiler, double glazing, landscaped split level front gardens and shared lawned gardens at the rear with views over to The City / Renfrewshire and access through to the cul-de-sac which also provides communal residents parking.

Hardgate is located on the edge of Clydebank and is very well served by public bus routes. Local schooling and shopping is readily available and further first class amenities are only minutes away, including the popular Clyde Shopping Centre and Great Western Retail Park which both offer a variety of retail and leisure services. The location is ideal for commuters with Glasgow City Centre only 20 minutes away by public transport. The A82, Great Western Road and Erskine Bridge can be easily accessed by road.



Stewart Drive  
**Hardgate G81 6AF**

**Offers Over** £104,995  
**Viewing:**  
by appointment with  
Caledonia Property

**EPC:** Band C  
**Ref No:** C1381  
**0141 952 2284**

