



CALEDONIA

ESTATE & LETTING AGENTS



**HARDGATE**

1 ROMAN COURT

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### Hardgate G81 6BU

A fabulous detached family villa with a much sought after residential development tucked away within a quiet pocket of Hardgate boasting excellent internal decoration and recently upgraded fixtures and finishes throughout its six / seven principal apartments.

The accommodation can be found tastefully decorated and must be viewed internally to be appreciated throughout accommodation which comprises entrance hall with stairs leading to upper apartments, L-shaped lounge / dining room with laminate floor covering, front facing windows and ample space for three-piece suite and substantial furniture including dining table and chairs.

The property's original garage has been cleverly converted to provide a downstairs family room which is surely flexible and could be adapted for use as a bedroom on the ground level. The breakfasting kitchen boasts floor and wall mounted units offering excellent storage accommodation with rear facing double glazed windows, wall mounted boiler for the central heating system, inset electric oven, hob and hood, plumbing for dishwasher, tiling behind worktop surfaces, under stairs storage cupboard and access door leading out to the rear garden. A well appointed compact downstairs WC is also provided off the entrance hallway with two piece white suite, chrome heated towel rail and tasteful decoration.

Access to upper apartments is gained via a treaded staircase ascending from the entrance hallway leading to the landing which has fitted carpet, storage cupboard, overhead loft access hatch, two ceiling light points, overhead loft access hatch and two ceiling light points. Four bedrooms can be found of this upper landing - three of which have in-built storage wardrobes - with the master boasting an en-suite shower room which has refitted tiling, three-piece shower room suite and mains shower within. The bathroom again has been refitted and re-tiled by the current vendors with a 'natural rain' shower head, overhead downlighters, double glazed window to side.

Further features include gas fired central heating, double glazing, lawned front garden with a generous monobloc parking area and, at the rear, the split-level gardens have lawned sloped beds with mature & young plants, trees and shrubs with a generous decked area and timber fence work providing enclosure. Early viewing is recommend as the agents anticipate a swift and positive response from their marketing endeavours.

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.

EPC: Band C

Property Ref: C1463



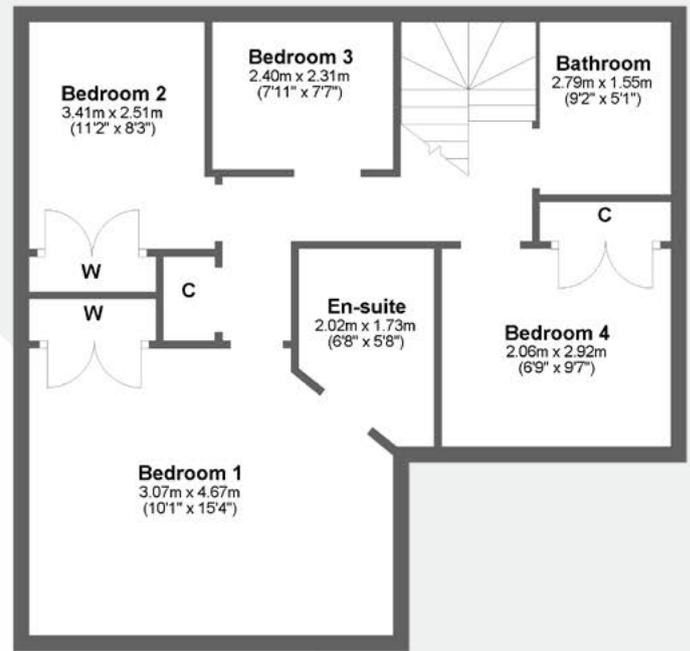




### Ground Floor



### First Floor



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