

# 81 Hardgate Drive

GLASGOW, G51 4XW



*Excellent three-bed semi, popular location, walk-in condition, large and secure rear garden*



0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





We are delighted to offer to the market this excellent three-bed semi-detached home, beautifully set in a quiet cul-de-sac location with a great neighbourly spirit all around, it's ideal for any young family. The area is always very popular, the streets are quiet enough for the kids to play out together and people take the time to get to know each other.

# THE LOUNGE



The property is offered in walk-in condition with accommodation that comprises a bright and airy lounge/diner. The open layout benefits from lots of natural light flooding the spacious room and the design of the room afford a number of furniture configurations. The dining room area offers plenty of room for a formal dining table.



# THE DINING ROOM





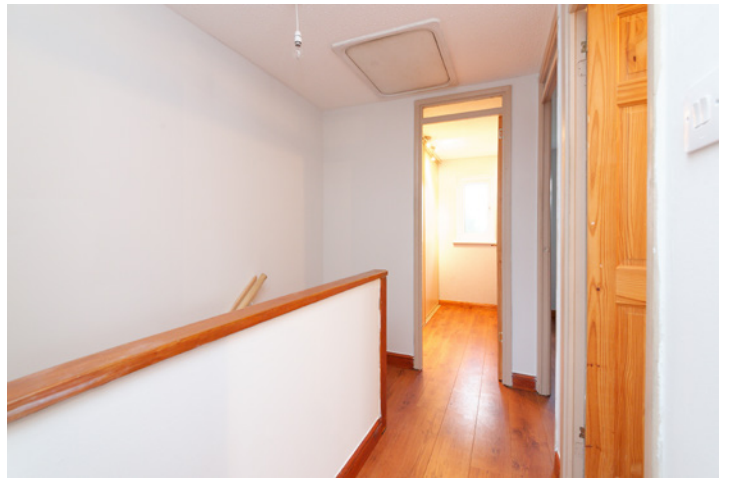
# THE KITCHEN



The kitchen is finished with light oak style units, with a gas hob, electric oven and space for a freestanding fridge freezer, washing machine and dishwasher.







The tiled family bathroom contains a white suite with a mains shower over the bath, ensuring an abundance of instant hot water for refreshing showers.

# THE BATHROOM





There are three bright and welcoming bedrooms in this home, two of which are doubles and have plenty of room for free-standing furniture. The home is kept warm and comfortable with double glazing and gas central heating.

# BEDROOM 1





# BEDROOM 2 & 3





There is off-street parking for two or three cars to the side driveway. The large back garden contains a shed and is laid to lawn, it's child and pet-friendly and has a sun patio area to enjoy on sunnier days.

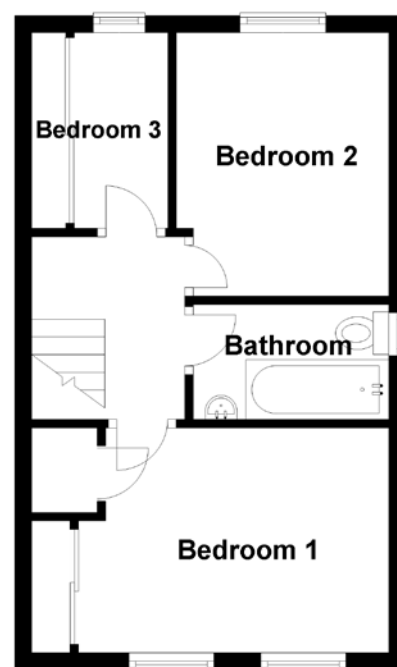
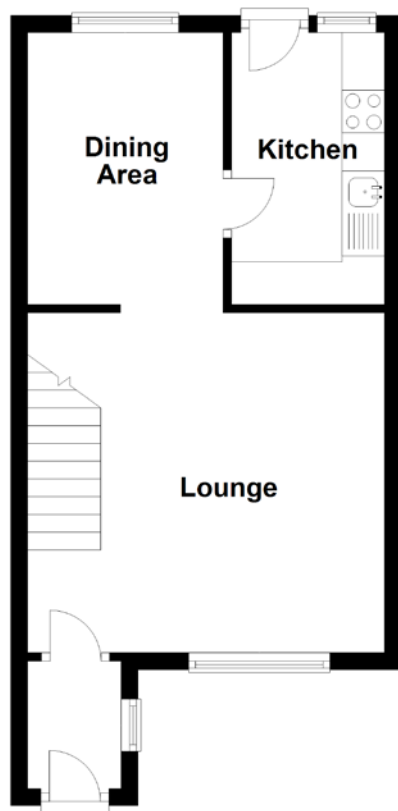
Early viewing is strongly advised to young couples, small families or even Buy-To-Let investor's seeking a great family home set in an externally popular area. The nearby Queen Elizabeth University Hospital ensures as a rental property this is a solid investment.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP

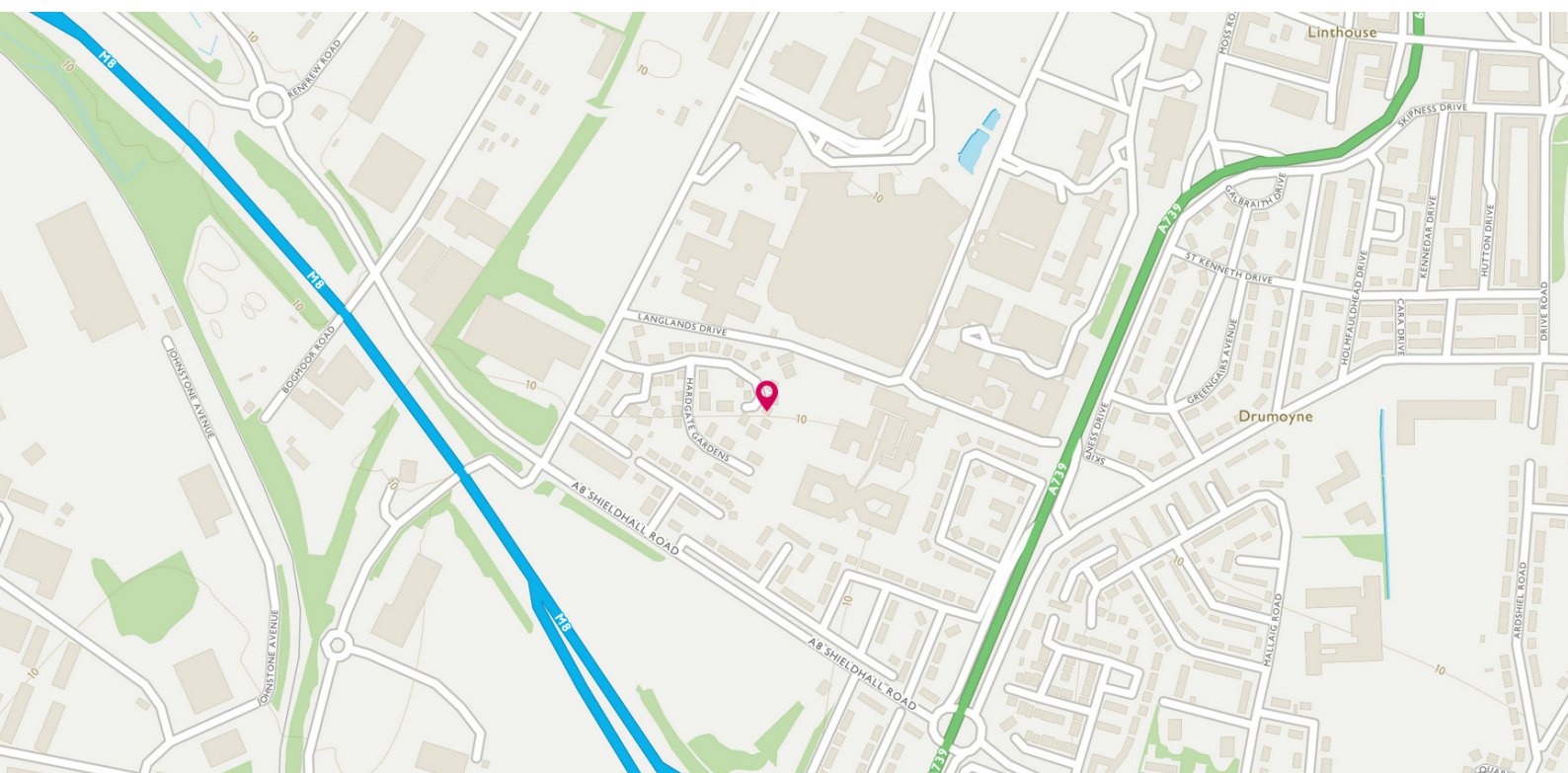


Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 4.00m (13'1")
Dining Area	3.20m (10'6") x 2.30m (7'7")
Kitchen	3.20m (10'6") x 1.80m (5'11")
Bedroom 1	3.65m (12') x 2.65m (8'8")

Bedroom 2	2.90m (9'6") x 2.55m (8'4")
Bedroom 3	2.30m (7'7") x 1.60m (5'3")
Bathroom	2.30m (7'7") x 1.35m (4'5")

Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

The hugely popular area of Shieldhall is a great place to live and commute from.







The transport links by bus and rail are frequent and it's a mere ten minutes to the heart of Glasgow city centre. For those travelling by car the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There is a good range of schools and amenities within easy reach making it a very popular place to call home.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0141 404 5474

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**KEN MEISAK**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
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