



41 Hardgate Drive, Govan, Glasgow, G51 4XW

Three Bedroom, Semi-Detached House, with Gardens and a Driveway

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Property Description

Tastefully presented, three-bedroom, semi-detached house, with gardens and a driveway. Set in a quiet development, ideally located for Queen Elizabeth University Hospital, in the popular Govan area, west of Glasgow city centre.

Comprises an entrance porch, living room, dining/kitchen, three flexible bedrooms and a family bathroom.

Highlights include a fitted kitchen, a bright bathroom and contemporary flooring throughout the ground floor. In addition, there is gas central heating, double glazing and good storage provision, including a loft.

Externally, there is a lawn and a paved driveway to the front, whilst the rear garden features a lawn, a paved patio, a decked patio and two sheds.

A bright entrance porch leads into a stylish, living room, filled with natural light from a wide front-facing window and offering a versatile floor plan for freestanding lounge furniture. Leading openly off the reception room, a kitchen provides space for a dining table and chairs and opens onto the garden, via French doors. The kitchen is fitted with modern, white units and stone-effect worktops, whilst appliances include an integrated oven, a gas hob and a concealed extractor fan, with plumbing and space provided for a freestanding fridge/freezer, a dishwasher and a washing machine.

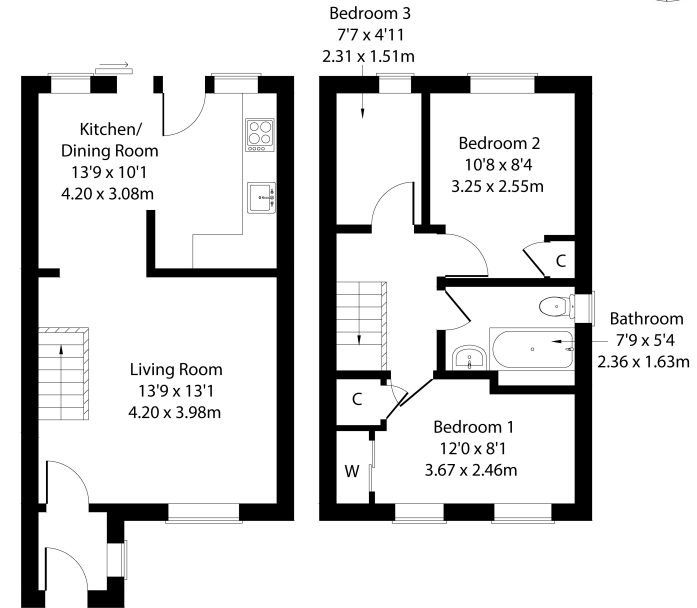
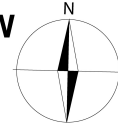
Leading off a landing, with storage, upstairs, three bedrooms are carpeted for comfort, with the main bedroom further benefiting from an integrated wardrobe and the second bedroom enjoying built-in cupboard storage.

Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath, vanity storage, a chrome, ladder-style radiator and tiled splash walls.



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Approximate Gross Internal Area: (667 sq ft - 62 sq m.)



Ground Floor

First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Govan is a riverside district of Glasgow, west of the city centre, with a laid-back village vibe. Also known for its traditional pubs and red sandstone Victorian buildings, Govan provides local amenities throughout, including an ASDA and LIDL superstore, and also close by Braehead and Silverburn Shopping Centres offer an extensive range of high-street names. Close to the west of

Glasgow where a wide variety of well-known restaurants and bars are located; whilst an IMAX cinema is available by Pacific Quay, and Elder Park Recreation Ground and Queen Elizabeth University Hospital just a short walk away. The area also offers a number of public schools, and train stations and the M8 can be easily accessed for further connections throughout.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

