



## 42 Cochno Road, Clydebank, G81 6BG

Offers over £439,995



\*\*CLOSING DATE FOR FINAL OFFERS - FRIDAY 4/7 AT 12.00PM\*\* Elevate Property Services are delighted to present this beautifully extended **FIVE** bedroom detached family home to market. This highly sought after accommodation over two floors is situated with the popular Hardgate area and is sure to appeal to a variety of purchasers.



## Property Information

Welcome to No. 42 Cochno Road, situated within a highly sought after address within the popular Hardgate area. This splendid FIVE bedroom detached home has been extended to create a substantial family home. Neutrally decorated throughout, this bright and spacious home is presented to the market in walk-in condition.

Electric gates provide entrance into the driveway which can accommodate a number of cars and leads to a substantial garage. Beautifully landscaped gardens which have also been designed for low maintenance surround the property. A grand entrance porch leads into the welcoming hallway which provides access firstly to the formal lounge. The neutrally decorated lounge boasts a feature fireplace and dual aspect windows, which flood this room with an abundance of natural light. Double doors lead from the rear of the lounge into the family room/games room. Quality flooring extends from the family room into the splendid dining room and contemporary bar area with bi-fold doors available to separate these two areas when required. French doors can also be opened out to the rear garden, creating a seamless flow to the outside space. This wonderful space really is a must see, perfect for enjoying family time, dining and entertaining.

The modern fitted kitchen has been fitted to a high specification with an array of cream gloss wall and base mounted units paired and marble worktops, creating a sleek and lavish workspace. The kitchen further benefits from a range of quality integrated appliances, including a double oven, hob and extractor fan with space available for a freestanding fridge-freezer and dishwasher. A utility room is available to the side of the kitchen which benefits from additional storage, a space for a freestanding washing machine and dryer. Access to the side garden is available via the utility room. A convenient cloakroom is located on the ground floor with modern tiling, vanity unit and W.C. Completing the ground floor is a second sitting/tv room with in-built storage, which could also be utilised as a home office or fifth bedroom.

The impressive stairway leads to the upper floor accommodation. All four double bedrooms are generous in size and all benefit from fitted storage facilities. The primary bedroom also boasts a fantastic ensuite with corner bath suite with shower over, vanity unit with double sinks and W.C. The second bedroom also features a fantastic ensuite shower room with shower cubicle, vanity unit and W.C. A further partially tiled, family bathroom is available on this floor which comprises of bathtub, vanity unit and W.C.

This property benefits from excellent storage throughout with further storage available within the partially floored attic area. Further benefits include double glazing and gas central heating with a new boiler installed in 2024. For security, the property boasts CCTV and a wired alarm system which also covers the garage.

The professionally landscaped rear garden is fully enclosed, creating a safe and secure environment for children and pets alike. This area boasts both lawn and patio areas, perfect for enjoying the outdoors, summer barbecues and al-fresco dining. A generous garage and storage shed is available, providing excellent additional storage.

Ideally situated within a short distance of highly sought after primary and secondary schooling, this property will particularly appeal to families with children of various ages. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City and Loch Lomond area, the location is ideal.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## Room Dimensions

Lounge - 4.92m x 4.03m  
Kitchen - 6.28m x 3.68m  
Family Room - 7.98m x 4.03m  
Dining Room - 6.28m x 4.58m  
Utility - 2.13m x 1.72m  
W.C. - 1.65m x 0.99m  
Bedroom One - 4.07m x 4.00m  
Ensuite - 2.64m x 2.40m  
Bedroom Two - 3.88m x 2.98m  
Ensuite - 1.78m x 1.51m  
Bedroom Three - 3.97m x 3.26m  
Bedroom Four - 4.05m x 2.64m  
Bedroom Five - 3.94m x 3.06m  
Bathroom - 2.64m x 1.54m

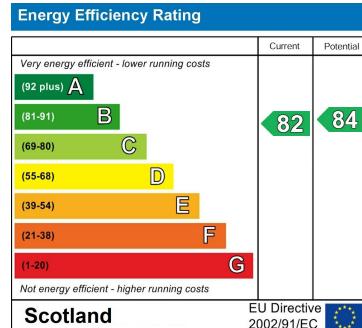
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.