



**42 DUMBROCK ROAD**  
MILNGAVIE

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**5 | BEDROOMS**

**4 | BATHROOMS**

**3 | PUBLIC ROOMS**

**A beautifully presented, extended, detached villa in the highly acclaimed Mains Estate in Milngavie.**

A wonderful opportunity to acquire an exceptional five bedroom (three/four public rooms), detached villa with a wonderful landscaped garden situated within the ever popular Mains Estate district of Milngavie.

This beautiful family home has been lovingly upgraded and extended by the current proprietors and offers a stylish level of modern internal finishing and flexible living space, very much conducive to the modern day family needs. Decorated to a very high standard throughout it is in true walk in condition and this desirable location falls within the catchment area for Clober Primary School and the highly acclaimed Douglas Academy.

The accommodation comprises; welcoming reception hall with useful WC off, beautiful living room with a superb semi open plan recently fitted dining kitchen and family room off, formal dining room and attractive sun room.

Upstairs, there are five bedrooms, two of which have en-suite shower rooms and there is a family bathroom. Three of the bedrooms also benefit from fitted wardrobes.

In addition the property benefits from gas central heating, double glazing, hardwood flooring on the ground floor and quality carpeting throughout the staircase and bedrooms.

The rear garden is beautifully maintained and has a raised lawn area and lower patio ideal for outside entertaining and dining in the warmer months.

Finally, there is a large, integral single garage.





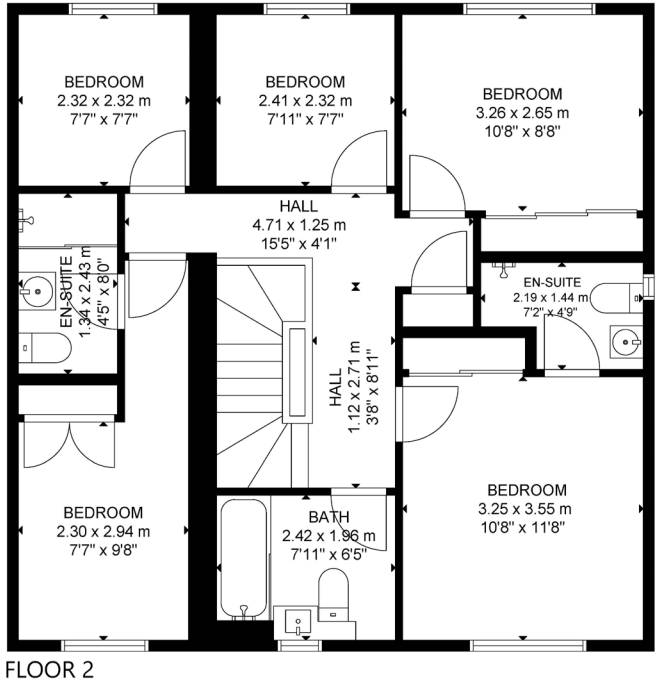
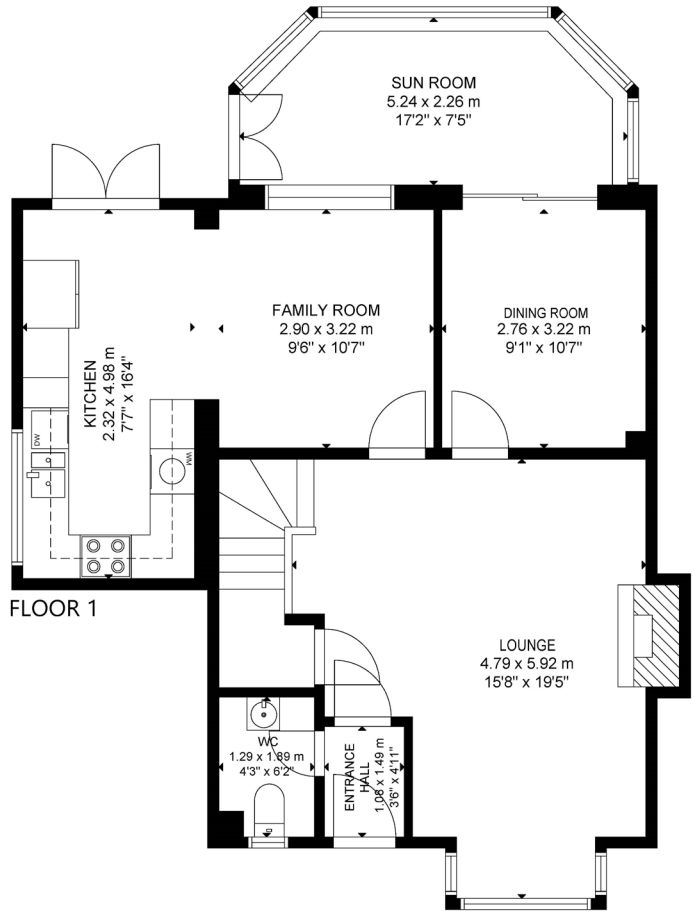












The property is extremely well placed for an extensive array of local amenities. Milngavie's pedestrianised town centre provides a wide selection of facilities and services, including banks, Post Office, delicatessens, restaurants, Marks & Spencer's Food Hall and Waitrose. Lennox Park lies near the centre of Milngavie. Further recreational pursuits include a choice of sports centres/gyms, including Allander Sports centre, Nuffield Health Fitness & Wellbeing Gym, tennis and bowling clubs and an array of reputable golf clubs. Milngavie is home to the starting point of The West Highland Way with further walking and cycling trails close at hand in nearby Mugdock Country Park and around the Allander and Craigmaddie Reservoirs. Milngavie train station offers frequent trains to Glasgow's West End and City Centre, along with a direct service to Edinburgh.

**BD3383** | Sat Nav: 42 Dumbrock Road, Milngavie, G62 7RB

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\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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Corum Bearsden  
4 Canniesburn Toll, Bearsden, G61 2QU

**Tel:** 0141 942 5888

**Email:** [sales@corumproperty.co.uk](mailto:sales@corumproperty.co.uk)

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