



12 DUMBROCK ROAD
MILNGAVIE

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3 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

A delightful, bright and spacious, detached, three bedroom villa situated within the ever popular Mains Estate district of Milngavie which falls within the catchment area for Clober Primary School and the highly acclaimed Douglas Academy.

Set within a quiet, family orientated, residential development and within close proximity to local amenities, parks and recreational facilities, this is a fantastic opportunity to acquire this wonderful family home.

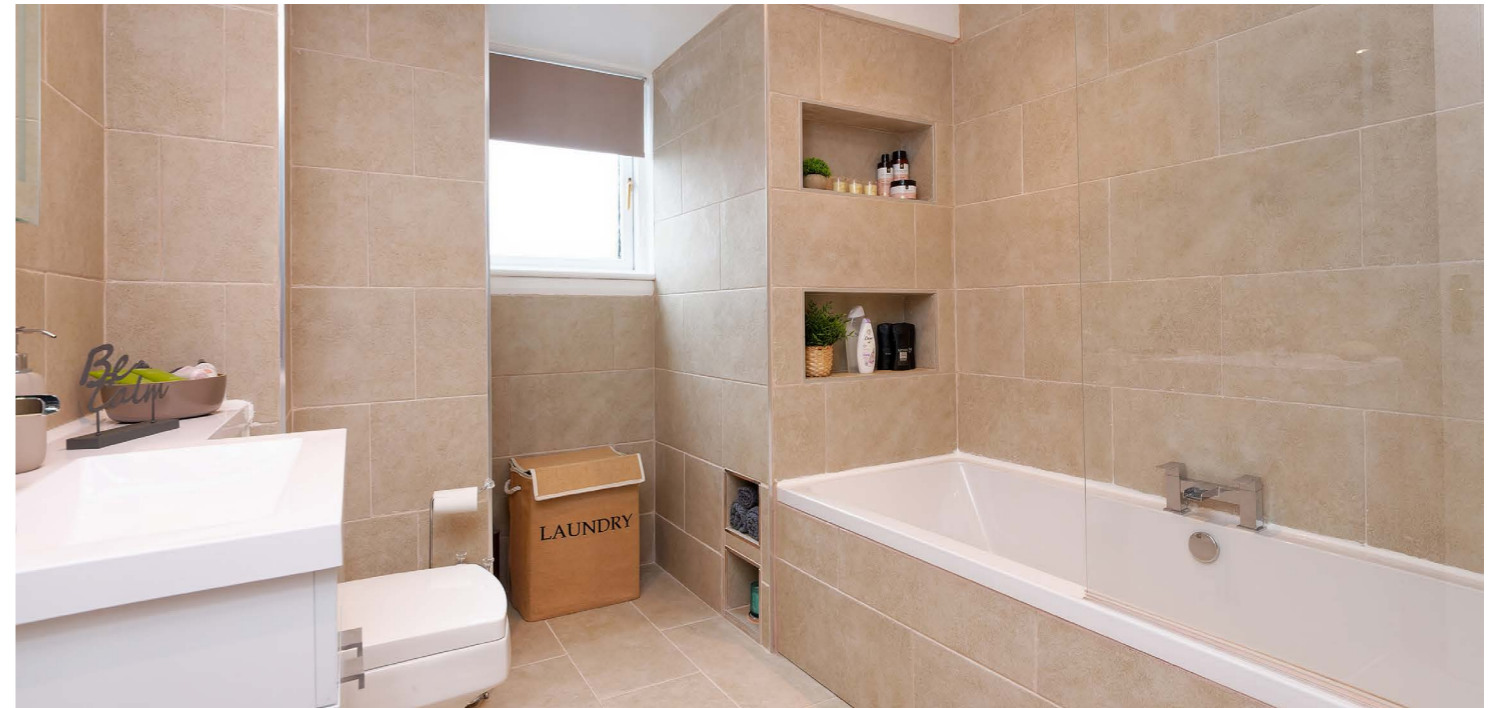
The accommodation on offer extends to; welcoming entrance vestibule with downstairs WC, open plan lounge and dining area with French doors leading to a lovely conservatory which overlooks the rear garden giving flexible living accommodation. The modern fitted kitchen with integrated oven and hob provides access to the utility area with fitted cupboard and side door access to the garden.

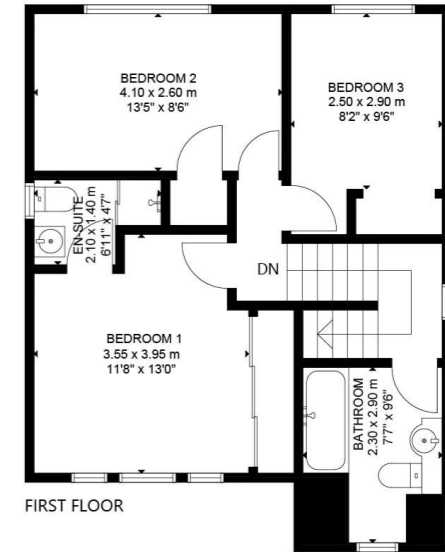
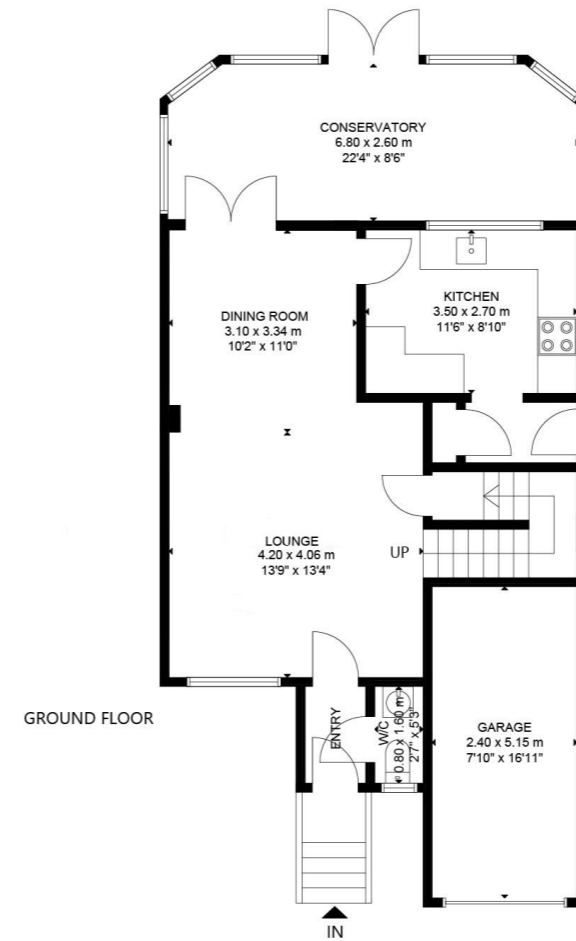
Upstairs, there is a bright principal bedroom with fitted wardrobes and ensuite shower room, two further good sized bedrooms and on the half landing is the recently refitted, fully tiled, contemporary, family bathroom with rainfall shower over bath. In addition, the property benefits from gas central heating and double glazing.

Externally there is a well maintained front garden with driveway, generous, integral garage and rear garden with patio and grassed areas surrounded by shrubs and trees.









The mains estate is an extremely popular pocket of Milngavie in the catchment area for the highly acclaimed Douglas Academy secondary school and Clober primary school. Milngavie village and the Mains Estate park are also close by.

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.

BD3415 | Sat Nav: 12 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

www.corumproperty.co.uk