



102 PRESTONFIELD
MILNGAVIE

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5 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

Situated on a fabulous corner plot, this substantial detached villa benefits from a detached double garage and a large driveway, providing parking for several vehicles.

The property is initially entered via a spacious vestibule, with doors leading into a welcoming reception hallway, with cloakroom off. There is a large lounge, to the front of the property, with dual aspects to the front and side. A door from the rear of the lounge, leads into a fabulous dining room, which in turn, provides access to a snug/additional bedroom, at the rear, and the kitchen. Also accessed from the reception hallway, the kitchen is of a fantastic size and features wall and base mounted units and integrated appliances. Off the kitchen, there is a useful, large utility area, with a small vestibule providing access to the rear garden.

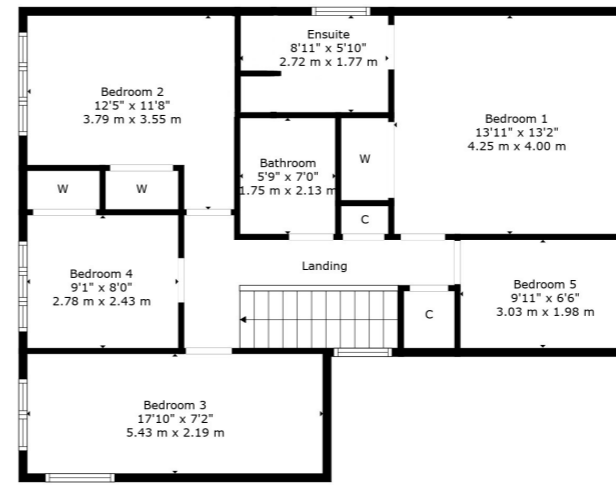
A staircase from the reception hallway leads to an upper landing, where there are two good sized linen cupboards. On this level, there are five bedrooms (one of which is currently utilised as an office). With views to Schaw House, the principal bedroom has the added benefit of fitted wardrobes and an en-suite. Bedrooms 2 and 3 also have the benefit of fitted wardrobes and both offer beautiful views to the Campsies. Finally, there is a family bathroom, featuring bath, with over bath electric shower, wc and sink.

Outside, to the front, there is a lawn, which sweeps around the plot and a high hedge for privacy. To the rear, the garden is private and enclosed, surrounded by a hedge, trees and shrubs. There is a lawn, a patio area and a beautiful blossom tree.

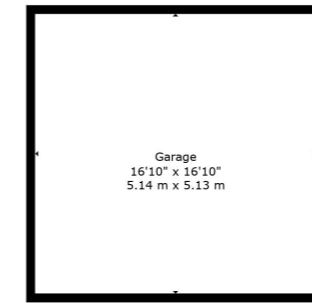
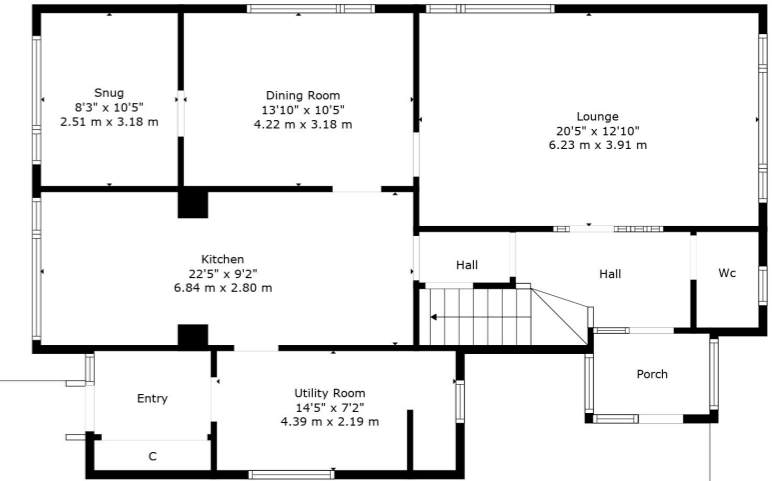




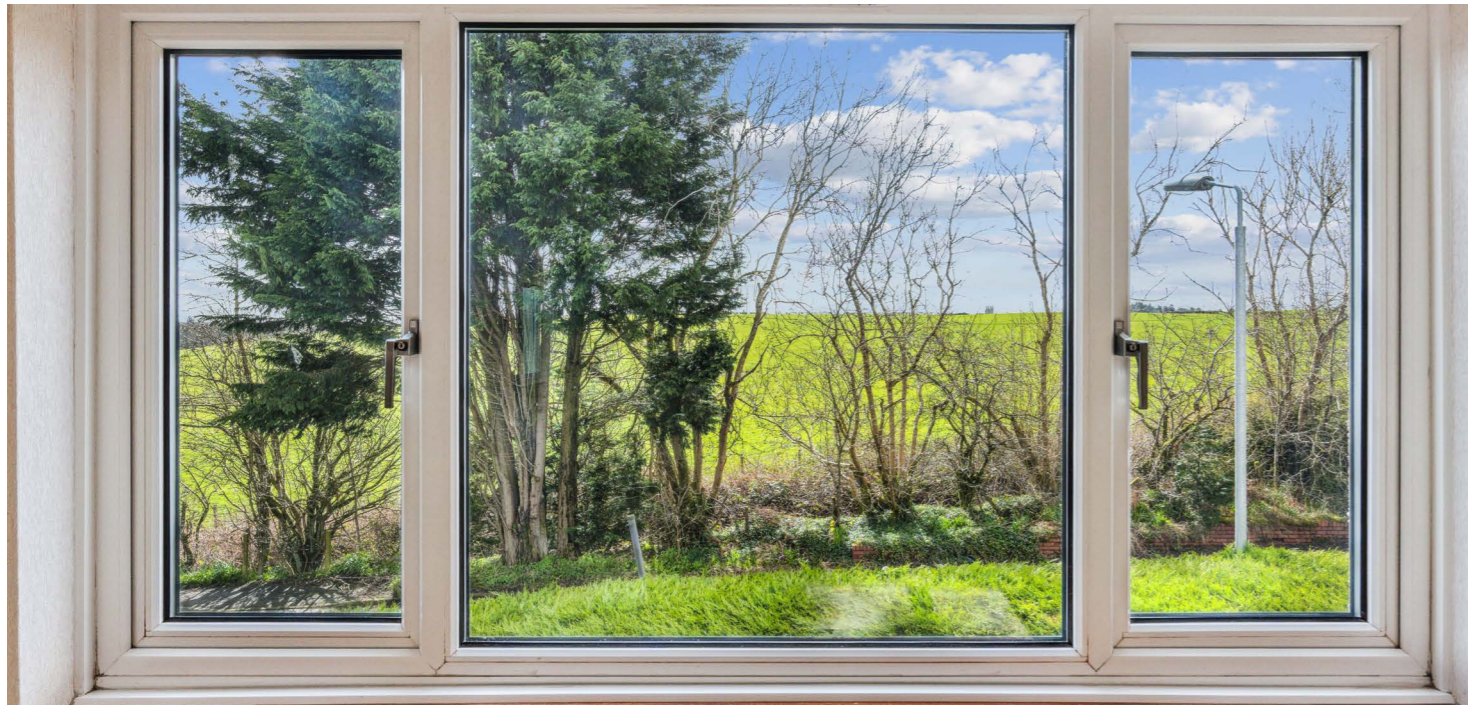




Floor 2



Floor 1



Highly acclaimed schools fall within this catchment area including Craigdhu Primary School situated within Prestonfield and Douglas Academy a short walk away.

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, 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.

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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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