



44 BRAEFOOT AVENUE
MILNGAVIE

www.corumproperty.co.uk





2 | BEDROOMS

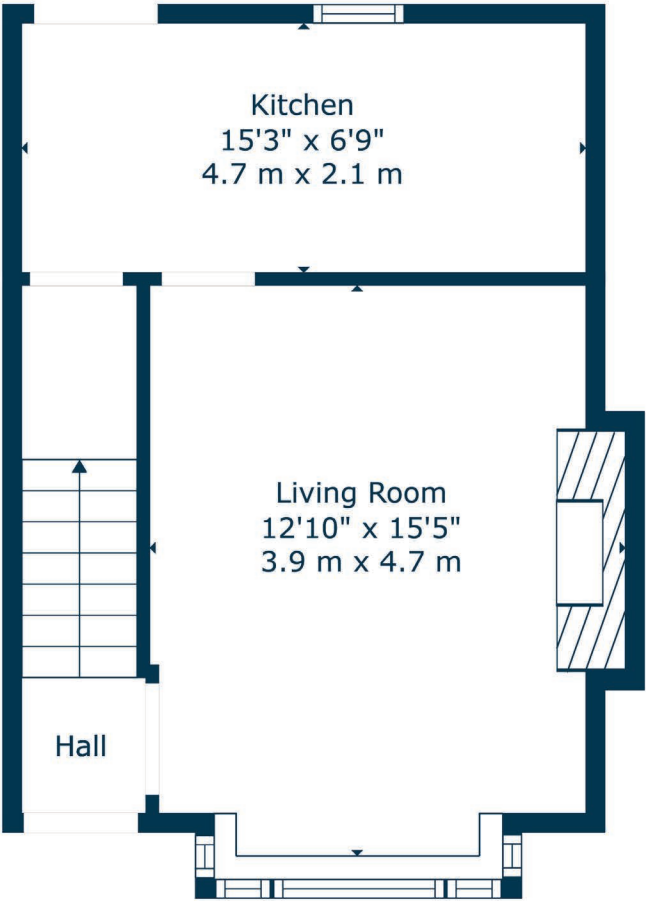
1 | BATHROOMS

1 | PUBLIC ROOMS

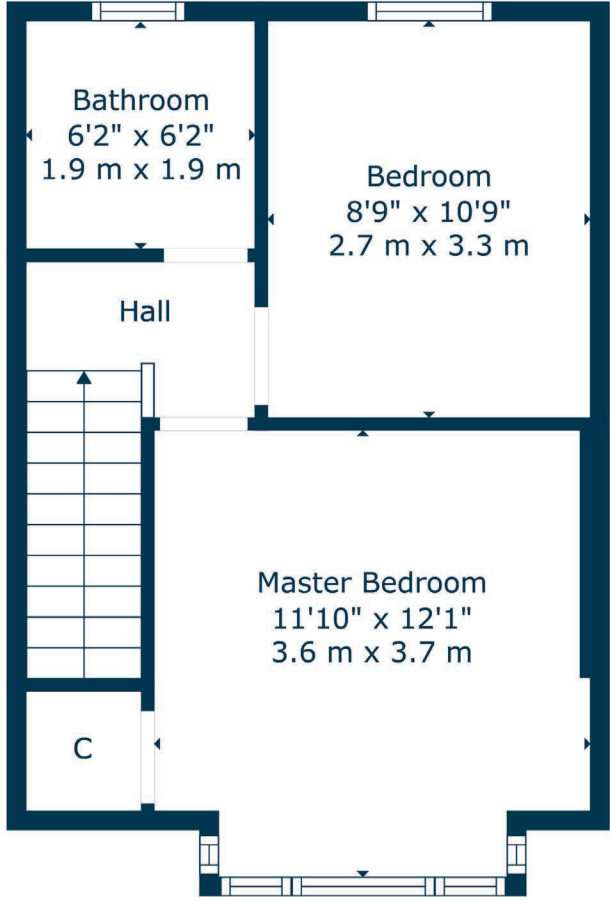
Commanding an elevated position and with wonderful views across the district to the hills in the distance, this beautifully decorated mid terrace villa falls within the catchment area for the highly acclaimed Craigdhu Primary and Douglas Academy.

The home sits proudly within sizeable well-stocked gardens which include patio and seating areas along with lawn and an abundance of external storage sheds along with a green house. The accommodation on offer extends to: entrance hall, front facing bay-windowed lounge with dining area, refitted modern breakfasting kitchen, two well-proportioned double sized bedrooms, stylish refitted fully tiled bathroom with over bath shower, gas central heating and double glazed windows and a fully enclosed landscaped rear garden





Floor 1



Floor 2

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, 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.

BD3635 | Sat Nav: 44 Braefoot Avenue, Milngavie, G62 6JT

For the full home report visit www.corumproperty.co.uk

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



WE'RE **SOLD** ON
YOUR FUTURE



Corum Bearsden
1 Canniesburn Toll, Bearsden, G61 2QU

Tel: 0141 942 5888

Email: bearsdenenq@corumproperty.co.uk

www.corumproperty.co.uk