



46 BRAEFOOT AVENUE
MILNGAVIE

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2 | BEDROOMS
1 | BATHROOM
2 | PUBLIC ROOMS

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

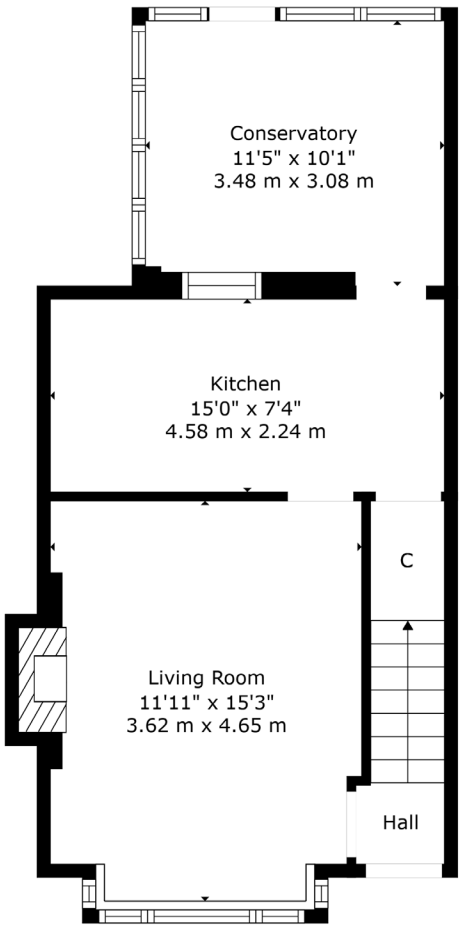
The property boasts generous private and enclosed gardens and conservatory to the rear adding useful extra space. The accommodation on offer extends to: entrance hall, front facing bay-windowed lounge with dining area, refitted modern breakfasting kitchen, and a conservatory to the rear which allows access out to the rear gardens completes the lower level accommodation. Stairs lead up to two well-proportioned double sized bedrooms, and a stylish refitted bathroom with over bath shower. The specification includes gas central heating and double glazed windows.

Brought to market in superb order throughout, this wonderful home will appeal to a wide audience of buyer.

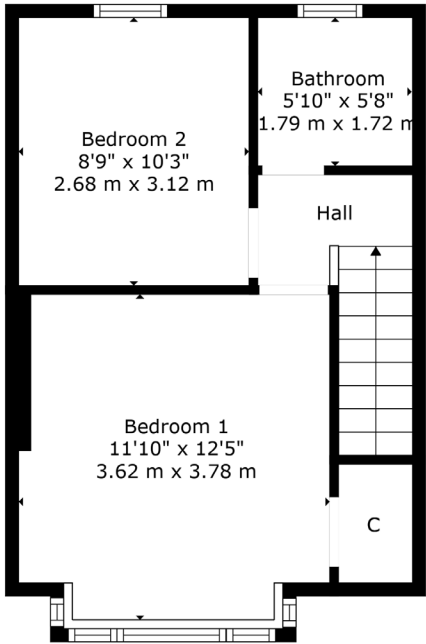








Ground Floor



1st Floor

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.

BD3736 | Sat Nav: 46 Braefoot Avenue, Milngavie, G62 6JT

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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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