



**8 SANDFIELD AVENUE**  
MILNGAVIE

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5 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

This distinctive and extremely spacious detached family home is positioned on the wonderfully peaceful Sandfield Avenue, within Milngavie's sought after Barloch District. One of only a few of its style, the house dates back to circa.1920 and boasts a superb location, ideally placed for access to Milngavie's bustling village centre and its railway station, and is perfectly placed for easy access to the West Highland Way, Drumclog Moor, Tannoch Loch, the reservoirs and Mugdock Country Park. The property falls within the catchment area for Milngavie Primary School and the outstanding Douglas Academy.

Sitting within a level and largely enclosed plot, the property boasts a sizeable driveway, detached double garage and private and enclosed rear garden. Internally, the spacious, extremely adaptable, generous accommodation is formed over two levels and, in full, comprises:- welcoming reception hallway, generous formal lounge to the front with bay window formation and feature fireplace, a particularly bright, modern, breakfasting kitchen, featuring a range of base and wall mounted units, breakfast bar, solid worktops and access out to the rear of the house, formal dining room to the rear, with French door access out to the rear gardens, downstairs WC and utility, and, completing the lower accommodation, three bedrooms. Stairs lead to the upper level, where there are two spacious bedrooms and a well appointed main bathroom, with four piece suite.

This is a truly wonderful family home, located in a superb neighbourhood, that will meet the demands for a large demographic of buyer.





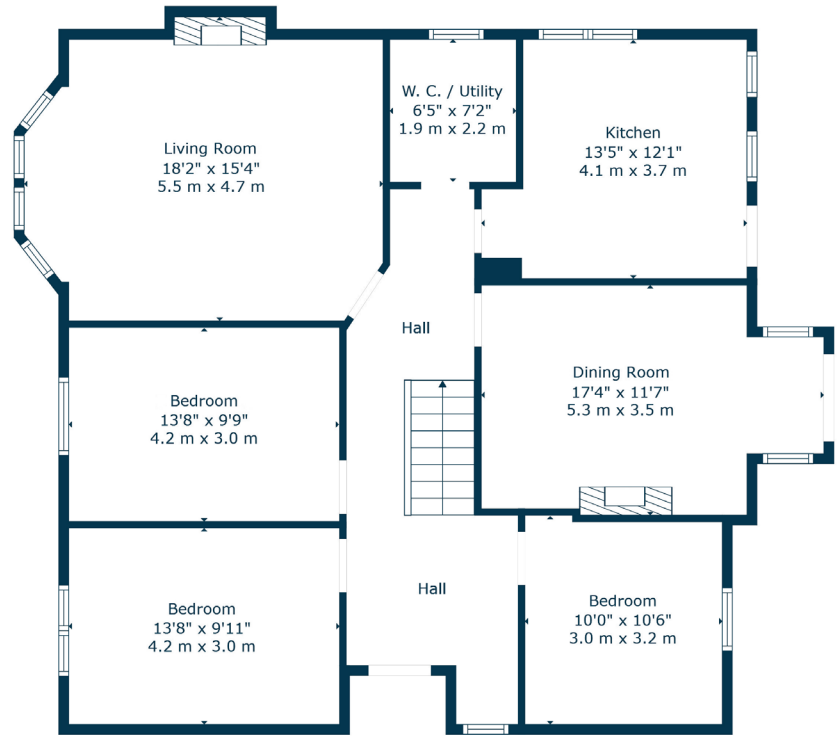




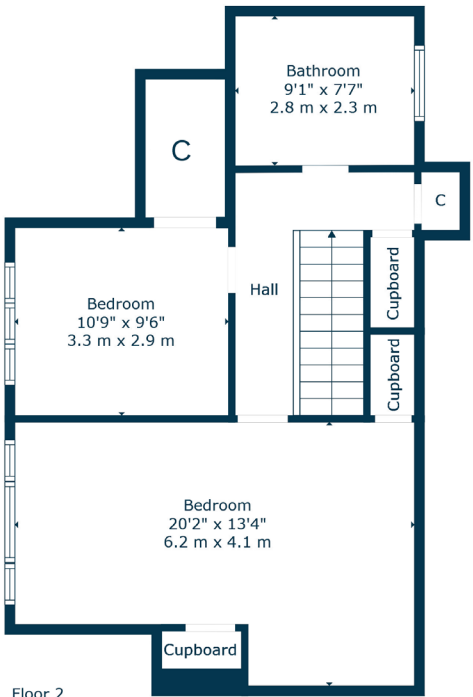








Floor 1



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.

**BD3738** | Sat Nav: 8 Sandfield Avenue, Milngavie, G62 8NR

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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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