



9 LADYWOOD ESTATE
MILNGAVIE

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

This spacious and inviting three-bedroom second-floor apartment is set within the sought-after Ladywood Estate, a well-established development by Bovis Homes, dating back to the 1970s. Located just northeast of Milngavie Village, the property offers bright and particularly generous living spaces, alongside beautifully maintained communal gardens, garage and residents' parking.

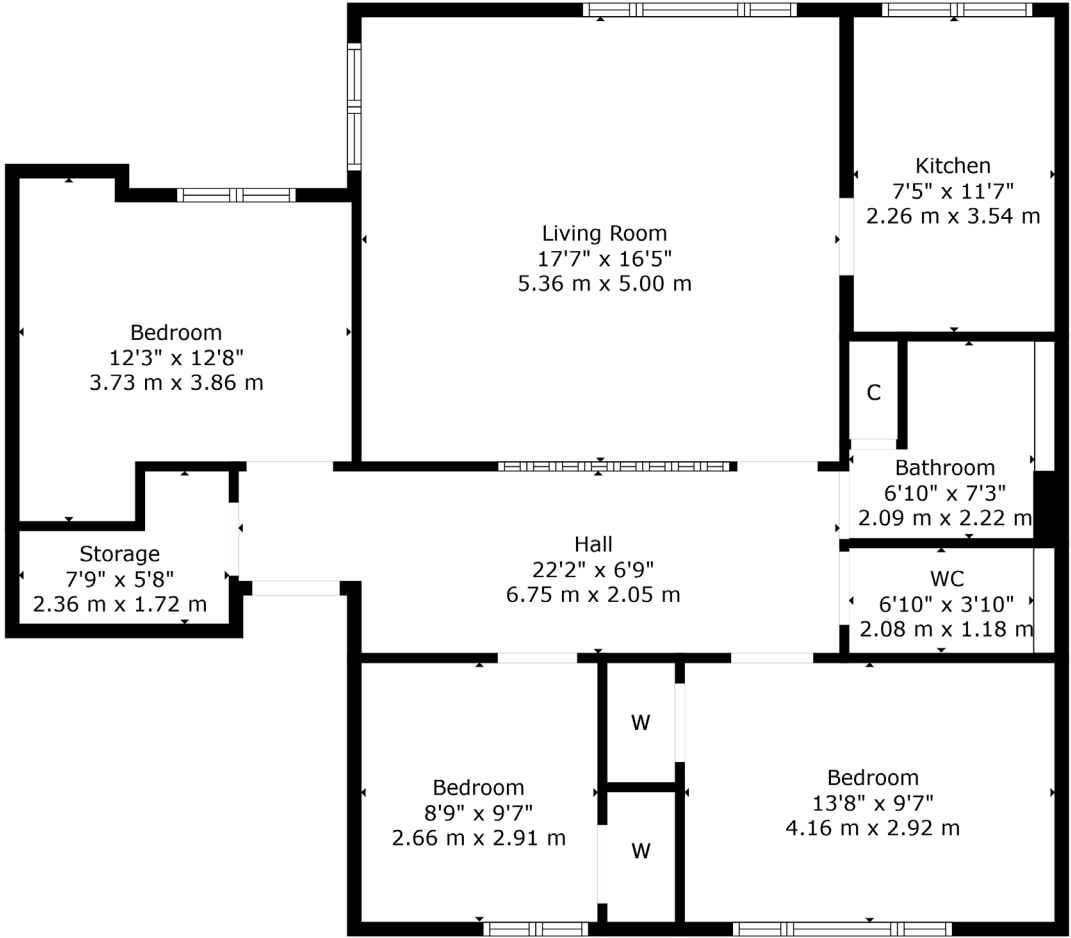
The apartment is fitted with modern double-glazed windows and benefits from a secure entry system, ensuring privacy and safety. In full this immaculately presented apartment comprises welcoming hallway with practical and large storage cupboard off, expansive dual aspect lounge which benefits from an abundance of natural light and a lovely outlook, a contemporary kitchen is well-appointed with a range of base and wall mounted units, a main bathroom which is fully tiled and equipped with a three-piece suite in white, complemented by an overhead shower, and there is a useful additional WC. The property includes three bedrooms: two spacious doubles and a versatile single room, ideal as a home office or study.

Ladywood enjoys a prime location with a private rear access gate, providing convenient passage to Milngavie Village and the nearby railway station. The landscaped gardens are predominantly laid to lawn, interspersed with mature trees and seasonal floral displays that enhance the natural beauty of the surroundings. With its superb location, spacious layout, and well-kept grounds, this apartment presents an appealing option for professionals, couples, and downsizers alike.









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.

BD3812 | Sat Nav: 9 Ladywood Estate, Milngavie, G62 8BE

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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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