



40 CRAIGBARNET ROAD
MILNGAVIE

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4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

Nestled towards the end of a popular cul-de-sac within the sought-after Mains Estate, this fantastic four-bedroom townhouse offers versatile, modern living, across three spacious levels, making it an ideal family home.

The home is conveniently positioned for access to excellent local schooling, including Clober Nursery, Clober Primary and the highly regarded Douglas Academy, the property boasts an open outlook and enjoys a sizeable garden.

The accommodation is thoughtfully laid out and comprises:- entrance porch, a welcoming entrance hallway, with WC and under stair storage cupboard off, bright and airy open plan modern kitchen, featuring a range of base and wall mounted units, and good size dining or living area, with patio doors leading directly into a conservatory. On the first floor, there is a good sized lounge, benefitting from a lovely bright outlook, a good sized bedroom, with fitted wardrobes, and a family bathroom, with three piece suite. Stairs lead up to the top floor, where there are a further three bedrooms, all benefitting from fitted wardrobes, with the principal also having and a well appointed en-suite shower room.

The property features gas central heating and double glazed windows.

Externally, the property benefits from a fully enclosed garden to the front of the house, perfect for entertaining or relaxing. To the rear, there is a neatly fenced smaller garden area.

This home also includes a detached garage, offering excellent additional storage, and a driveway.









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.

BD3815 | Sat Nav: 40 Craigmarnet Road, Milngavie, G62 7RA
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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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