



**35 ELLANGOWAN COURT**  
MILNGAVIE

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2 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

**This bright and extremely well-maintained two-bedroom apartment commands a prime ground floor corner position within the sought-after Ellangowan Court development. Built by Bett Homes, the development is one of the most desirable in Milngavie, thanks to its close proximity to the railway station and the village centre, which offers an excellent array of shops, restaurants and cafés.**

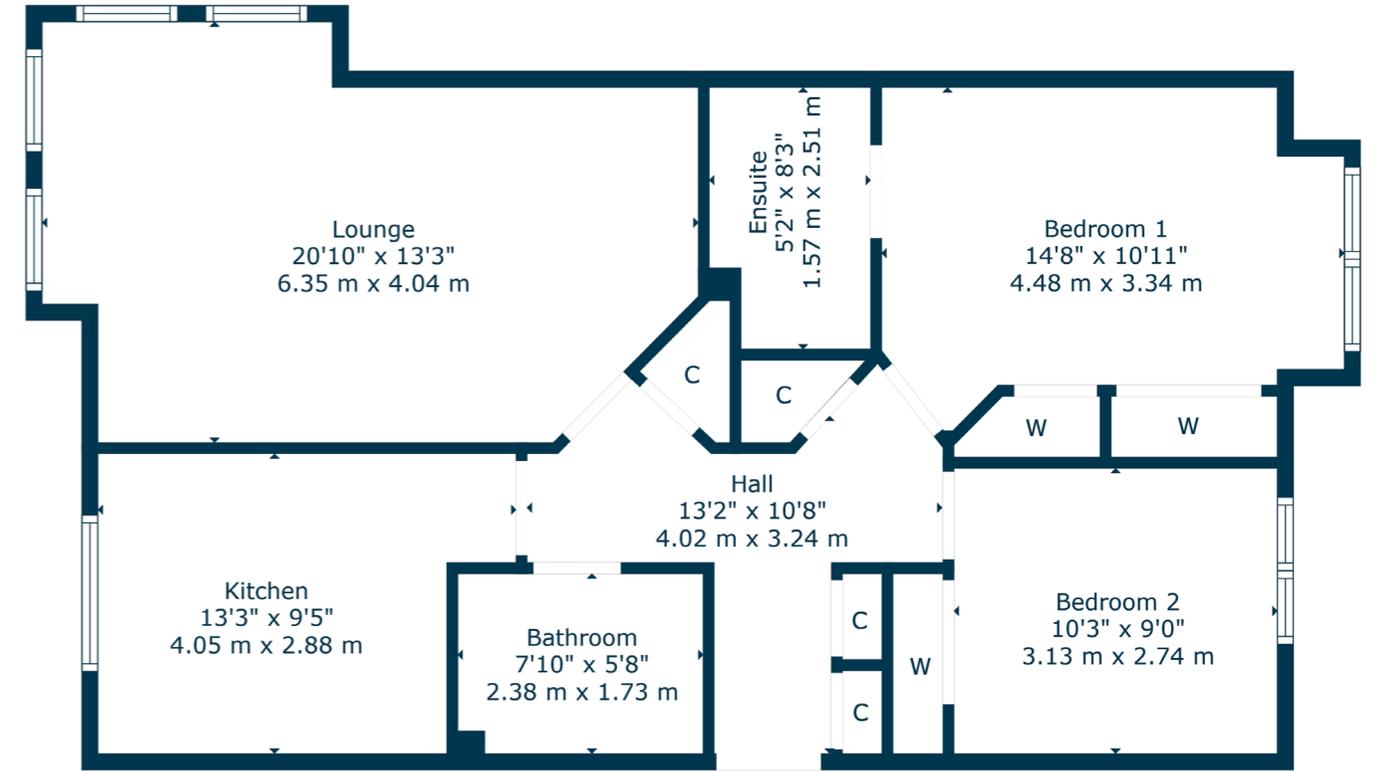
Occupying a superb ground-floor position within the development, this spacious apartment has been beautifully maintained and features neutral décor throughout. The specification includes gas central heating and double glazing throughout. In addition, there is private parking adjacent to the entrance. Accessed via a secure, well-kept residents' entrance hallway, the accommodation includes:- a spacious reception hallway, with four storage cupboards, a good sized, bright and modern breakfasting kitchen, a generously proportioned, corner, dual-aspect, lounge, offering ample space for a dining table and benefitting from an abundance of natural light, and two generously sized bedrooms, both benefitting from fitted wardrobes, with the principal also boasting an en-suite, featuring a WC, shower and sink within vanity units. Finally, there is an attractive main bathroom, featuring a bath, with over-bath shower, WC, sink and additional vanity units.

Externally, the development is surrounded by beautifully landscaped residents' gardens, which are meticulously maintained. The gardens are factored by Speirs Gumley, whose responsibilities include buildings insurance and communal area maintenance. Allocated residents' parking and visitors' spaces are conveniently located adjacent to the entrance.









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.

**BD3817** | Sat Nav: 35 Ellangowan Court, Milngavie, G62 8PP

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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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