



**69 HUNTER ROAD**

MILNGAVIE

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

**Nestled at the end of Hunter Road, this charming detached chalet-style villa enjoys a superb position beside open parkland, with breathtaking views extending towards the Kilpatrick Woods. Set on a particularly generous plot, the expansive rear garden is a standout feature, now professionally landscaped and enhanced by a superb, fully insulated garden room, offering a versatile space, ideal for a home office, gym, games room or creative studio.**

A fantastic family home, the property has been thoughtfully extended and reconfigured over the years, creating a flexible layout that can accommodate either four or five bedrooms, as desired. A substantial conservatory extension, dormer additions and a reworked kitchen have all contributed to a well-balanced blend of space and functionality.

The accommodation is arranged over two levels and comprises:- a welcoming reception hall, a bright living room, with a focal-point fireplace, a secondary lounge (or fourth bedroom) and a large kitchen, with an integrated breakfast bar and appliances. The conservatory, added in 2007, provides a wonderful additional living space, and features French doors leading to the garden. The ground floor also includes a home office (or small fifth bedroom), with garden views, and a well-appointed bathroom, featuring a three piece suite.

Upstairs, the principal bedroom benefits from extensive wardrobe space and an en-suite shower room. Two further bedrooms, one forming part of the dormer extension, complete the upper level, offering excellent flexibility for families or guests.

The property is well-equipped with replacement double glazing, gas central heating and cavity wall insulation, enhancing both warmth and energy efficiency. Furthermore, the conservatory has recently had Thermotec panels installed to the roof, greatly improving the efficiency and use of this area.

Externally, there is a large monoblock driveway to the rear, accessed via a private lane and offering extensive parking and EV charge point. The beautifully maintained rear garden is fully enclosed, with lawned sections, a raised deck, accessed from the conservatory, benefitting from plentiful storage underneath, planting beds and multiple seating areas designed to make the most of its sunlit aspects.

Ideally positioned for Clober Primary and within the catchment for the highly regarded Douglas Academy, the home is also close to Clober Golf Course and the excellent amenities of Milngavie Village. With fantastic transport links, including Milngavie Railway Station nearby, and an abundance of scenic walking routes, this is a truly exceptional home in a sought-after setting.

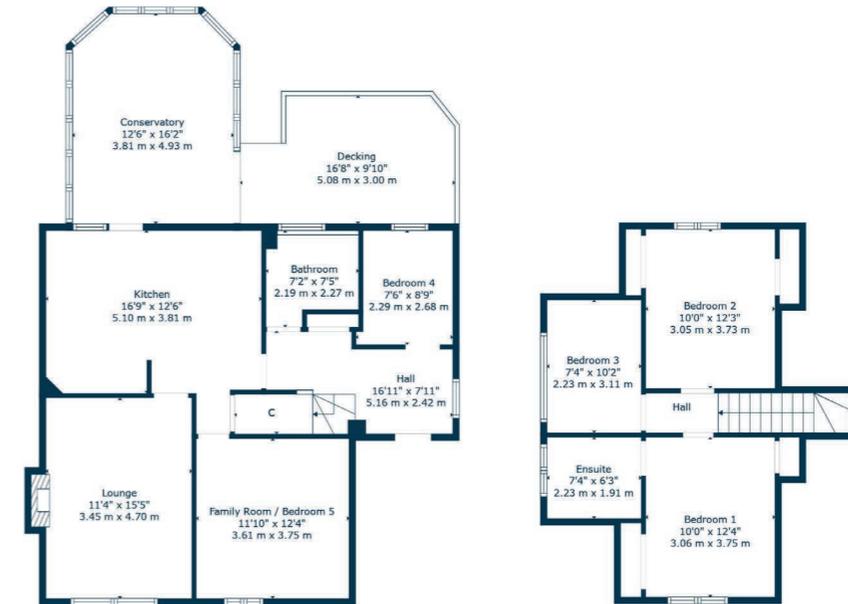












Ground Floor

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.

**BD3830** | Sat Nav: 69 Hunter Road, Milngavie, G62 7DJ

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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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