



9/3 IDDESLEIGH AVENUE
MILNGAVIE

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

Enjoying a prime position within a quiet residential development, this beautifully presented first-floor, two-bedroom apartment is ideally located within walking distance of Milngavie Village. Benefiting from a south-facing, leafy outlook over the well-maintained residents' gardens, this bright and spacious home offers modern interiors, excellent storage and the added advantage of an attic, providing further valuable storage space.

One of only three properties within the building, the apartment is accessed via a communal entrance, with a shared stairwell. The communal hallway also provides access to a communal drying room, ideal for additional storage or as a secure bike store, while a rear door leads directly to the gardens.

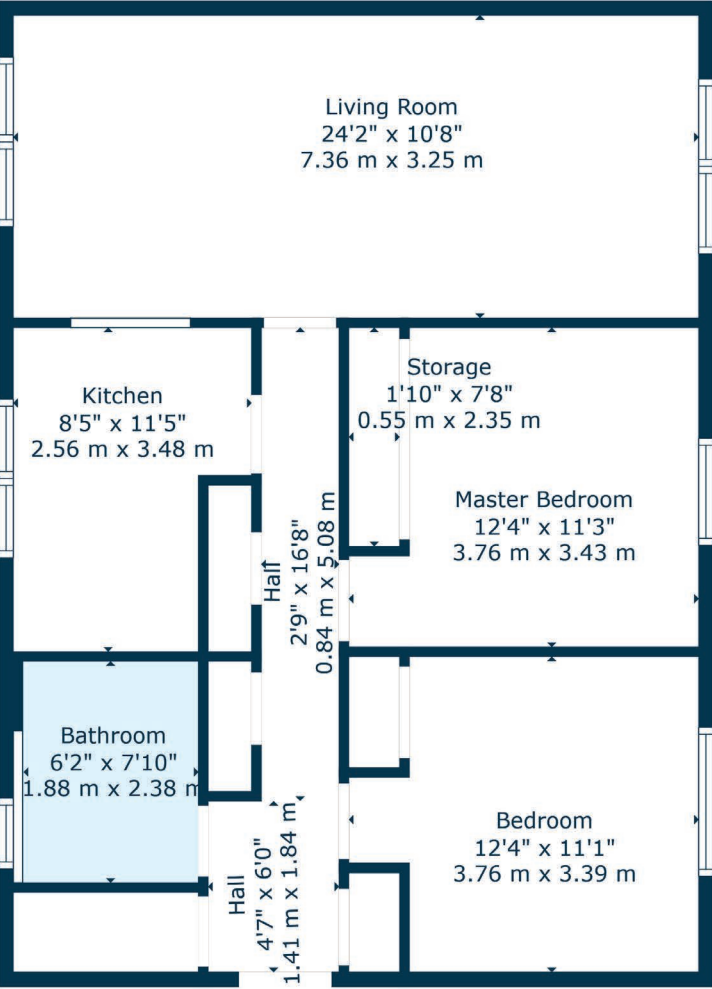
Upon entering the flat, a bright and welcoming reception hallway offers two generous storage cupboards and a cloakroom area. There is a spacious open-plan lounge and dining area, enjoying excellent natural light, with large windows to both the front and rear, a modern fitted kitchen, well-appointed with an array of wall and floor-mounted units, as well as integrated appliances, two generously-proportioned double bedrooms, both featuring integrated storage, and a refitted bathroom, which boasts a three piece white suite and a bath with an overhead shower. A loft hatch, with ladder access, is conveniently located within a cupboard off the kitchen.

Further benefits include:- double glazing and gas central heating, ensuring warmth and energy efficiency. Externally, the well-kept residents' gardens offer a peaceful outdoor space, perfectly complementing this stylish and well-located home.









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.

BD3841 | Sat Nav: 9/3 Iddesleigh Avenue, Milngavie, G62 8NT

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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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