



**14 NETHERMAINS ROAD**  
MILNGAVIE

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### 3 | BEDROOMS

### 2 | BATHROOMS

### 2 | PUBLIC ROOMS

**This extremely spacious and well sited 1930s detached bungalow benefits from a dormer attic conversion, creating a particularly spacious bedroom. Offering exciting scope for some modernisation, this wonderful family home provides the perfect canvas for a buyer to place their own stamp on a property in one of Milngavie's prime neighbourhoods, ideally situated just half a mile south of the village centre and also within walking distance of Waitrose and Aldi.**

The property comprises two spacious public rooms, three generously sized double bedrooms, a kitchen, a bathroom and an ensuite WC to the third bedroom. It is fair to say the interior could benefit from modernisation, however, the property has been well maintained and includes a gas central heating system and double-glazed windows, although there are a few charming period windows in the lounge and main bedroom, which remain original.

In full, the accommodation comprises:- entrance vestibule, featuring storm doors, which lead to a large, welcoming hallway, with storage and a broad staircase leading upstairs. The lounge features a large bay window to the front, complemented by the original side windows. The dining room is adjacent to the lounge and overlooks the front garden. The kitchen, featuring a mix of base and wall mounted units, lies to the rear of the property and accesses a rear porch, which leads to the rear garden. There is a good sized and well-appointed three-piece bathroom and two bedrooms downstairs, with the principal being of generous proportions and featuring a bay window. The second bedroom is a good-sized double, overlooking the rear gardens.

The first floor is accessed by a staircase from the hall and comprises a third bedroom, which has a wide dormer window at the front, offering excellent views, and a useful ensuite WC off. From the upstairs landing, there is also access to generous eaves storage, which offers additional development opportunity, subject to relevant plans and warrants.

Externally, the front of the house boasts a large driveway, lawn and established beds, whilst the rear of the property is particularly private and laid mainly to lawn. A neatly kept hedge marks the boundary.

Beneath the house, there is a subfloor cellar space, accessible via a low-level door to the side of the property, which provides useful storage.

Located on sought-after Nethermains Road, just south of Milngavie village centre, the property enjoys easy access to excellent local shops and amenities, as well as Milngavie's railway station. The popular Burnbrae Retail Park is a short walk away. For families, the property is within the catchment area for Craigdhu Primary and Douglas Academy.

















Ground Floor

Located on sought-after Nethermain Road, just south of Milngavie village centre, the property enjoys easy access to excellent local shops and amenities, as well as Milngavie's railway station. The popular Burnbrae Retail Park is a short walk away. For families, the property is within the catchment area for Craigdhu Primary and Douglas Academy.

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.

**BD3845** | Sat Nav: 14 Nethermain Road, Milngavie, G62 6NP

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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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