



**86 SOUTH MAINS ROAD**  
MILNGAVIE

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)







5 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Nestled in a highly desirable Milngavie location, this impressive five-bedroom detached villa sits within generous, level garden grounds. Having been professionally extended and thoughtfully reconfigured, the home provides flexible accommodation, spread across two floors. The expansive gardens are perfect for family living, featuring decked areas, ideal for outdoor entertaining, a large artificial lawn, a dedicated play area and a charming garden room, all within a fully enclosed setting. The property further benefits from an extremely generous drive to the front, offering off street parking for multiple vehicles.

South Mains Road offers convenient access to Milngavie's Main Street, placing a wide range of everyday amenities within easy reach in the town's vibrant, pedestrian-friendly centre.

This spacious and well-appointed home offers generous accommodation across two levels, perfectly suited for family living.

On the ground floor, the property is entered via a welcoming porch, leading into a bright hallway. A spacious lounge, with a feature bay window provides a comfortable living space, while the expansive open-plan kitchen and dining area stretches across the rear of the property, offering excellent space for entertaining. The kitchen benefits from a modern layout, with ample storage and worktop space. The ground floor also includes two well-proportioned bedrooms, one of which is particularly generous in size. A stylishly finished bathroom, featuring a contemporary suite, completes this level.

A staircase leads to the first floor, where the accommodation continues with three additional bedrooms. The largest of these is an impressive, spacious double room, featuring patio doors opening to a Juliette balcony, with glass balustrade, overlooking the rear garden, while the other two also provide excellent space and versatility. A centrally located shower room serves the upper floor, adding convenience. The layout is well-balanced, offering a mix of private and social areas, making it ideal for modern family life.

The specification also includes gas central heating and double glazing throughout.

This is a beautifully extended and reconfigured five-bedroom family home that, thanks to its versatile accommodation and fantastic gardens, delivers prime family living, in a prime Milngavie location. In our opinion, this home provides the perfect balance of comfort, convenience and modern family living, just moments from the town centre.













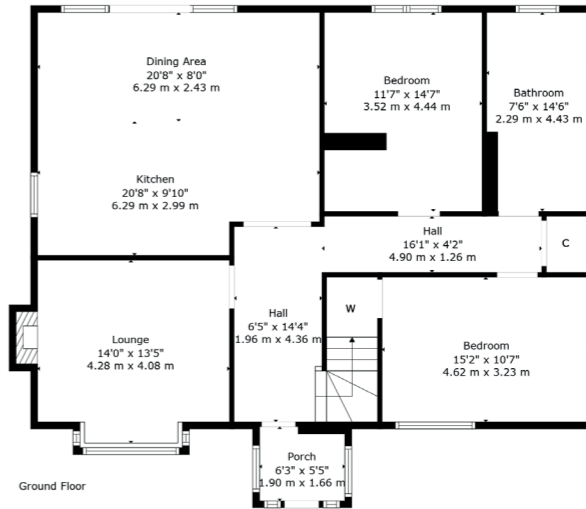
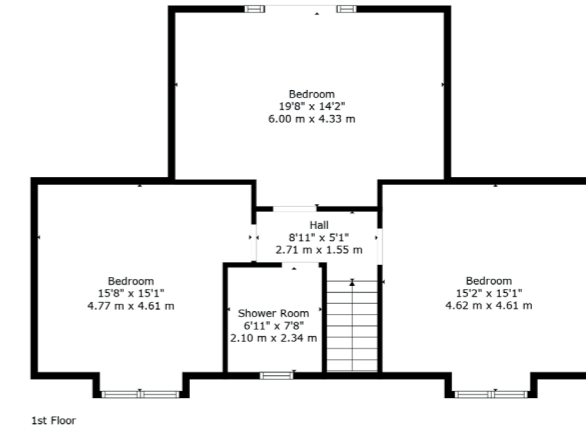












The property is extremely well placed for an extensive array of local amenities. Milngavie's pedestrianised town centre provides a wide selection of facilities and services, including banks, restaurants, Marks & Spencer's Food Hall and Waitrose. Lennox Park lies near the centre of Milngavie. Further 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.

**BD3848** | Sat Nav: 86 South Mains Road, Milngavie, G62 6DG

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





WE'RE **SOLD** ON  
YOUR FUTURE

  
C O R U M

Corum Bearsden  
1 Canniesburn Toll, Bearsden, G61 2QU

Tel: 0141 942 5888

Email: [bearsdenenq@corumproperty.co.uk](mailto:bearsdenenq@corumproperty.co.uk)

[www.corumproperty.co.uk](http://www.corumproperty.co.uk)