



**12 CRAIGDHU ROAD**  
MILNGAVIE

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**3 | BEDROOMS**

**2 | BATHROOMS**

**3 | PUBLIC ROOMS**

A truly delightful and wonderfully characterful traditional semi-detached villa, dating from around 1900, enjoying a superb setting, just a short walk from Milngavie village and the railway station. Generously proportioned throughout, the property offers an abundance of space and period charm, while benefitting from modern comfort, including gas central heating and UPVC double glazed sash and case windows. Externally, the property features mature, private gardens and convenient driveway parking, all combining to create a home of genuine warmth and appeal, in an enviable location.

The accommodation at 12 Craigdhu Road is exceptionally well laid out across two levels, offering spacious and versatile living ideally suited to modern family life. A generous entrance hallway provides an impressive welcome and leads to a formal lounge, positioned at the front of the home, with a feature fireplace and gas fire, a bay window that floods the room with natural light. To the rear, an expansive open-plan arrangement encompasses a dining area, family room, also with feature fireplace and gas fire, and a beautifully appointed kitchen, complete with Aga, Quooker tap, a range of units and ample worktop space. The kitchen further opens into a bright sunroom, providing a seamless connection to the rear garden and ideal space for everyday living or entertaining. A ground floor WC completes the lower level.

Upstairs, the property features three well-proportioned double bedrooms, including a superb principal bedroom, with bay window and plenty floor space for freestanding furniture. Bedrooms two and three also offer excellent dimensions and built-in storage and there is a stylishly appointed family bathroom, featuring a four-piece suite with separate shower enclosure. In addition, there is a loft, which is floored, wired and heated. The home boasts a plethora of traditional features and proportions, notably ornate corning, deep mould skirtings and architraves, and the upper hallway is crowned by stunning and ornate stained glass in the hall.

A home of timeless character, in a prime Milngavie location, offering space, charm and convenience, in equal measure. The home balances traditional charm with open modern spaces, making it a truly superb proposition within the local market.





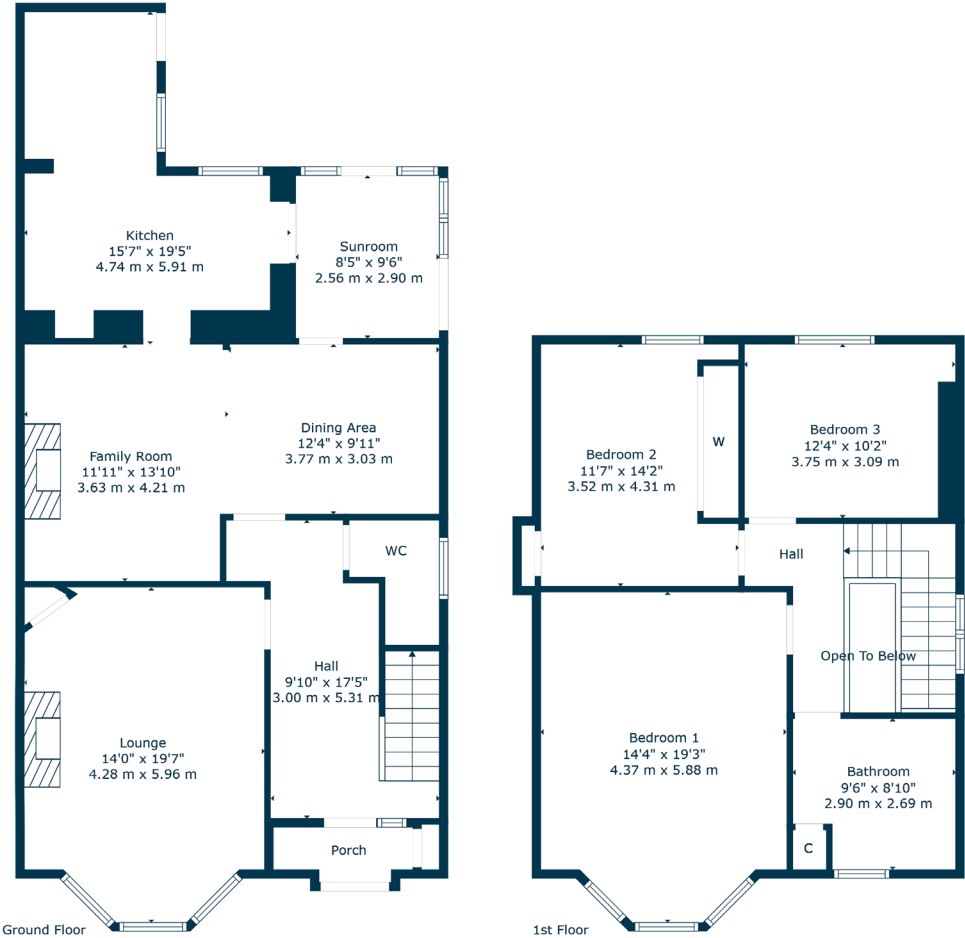












The property is extremely well placed for an extensive array of local amenities. Milngavie's pedestrianised town centre provides a wide selection of facilities and services, including banks, restaurants, Marks & Spencer's Food Hall and Waitrose. Lennox Park lies near the centre of Milngavie. Further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

**BD3871** | Sat Nav: 12 Craigdhu Road, Milngavie, G62 7TJ

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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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