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5 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Set within the ever-popular Clobberfield district of Milngavie, this beautifully extended detached villa enjoys a fantastic position close to Allander Park and Mugdock Country Park, offering an superb standard of accommodation ideally suited to growing families. Originally constructed in the 1950s and thoughtfully extended in 2007, the property now offers a versatile and bright interior with generous proportions, modern finishes, and an open-plan kitchen at the heart of the home.

In full the accommodation comprises; entrance hallway leading through to a bright and welcoming lounge and open planned dining room which benefit from open outlooks across the private rear garden and direct access out via French doors to the raised deck, perfect for alfresco dining or entertaining in the warmer months.

At the centre of the home lies a well appointed modern kitchen, featuring a range of base and wall mounted cabinetry, contrasting granite worktops, and a central island that provides both workspace and a natural social hub. From here, a short staircase leads down to a flexible breakfast room, or bar as it is currently used which benefits from an abundance of natural light via Velux rooflights and offers access directly out to the garden.

The ground floor also features two generously sized double bedrooms and a well appointed family bathroom, elegantly styled with high-quality fittings. Upstairs, there are three further bedrooms offering great flexibility, with the principal bedroom enjoying excellent proportions, fitted wardrobes, and abundant natural light. A contemporary cloakroom completes the upper level.

Externally, the property is surrounded by well-maintained gardens. The rear garden is private and mainly laid to lawn, framed by mature planting that provides seasonal interest and a high degree of privacy. A single garage sits to the side of the property, along with a driveway offering ample off-street parking.

With its impressive specification, immaculate presentation, and superb setting in a quiet residential pocket of Milngavie, early viewing of this outstanding family home is strongly advised.

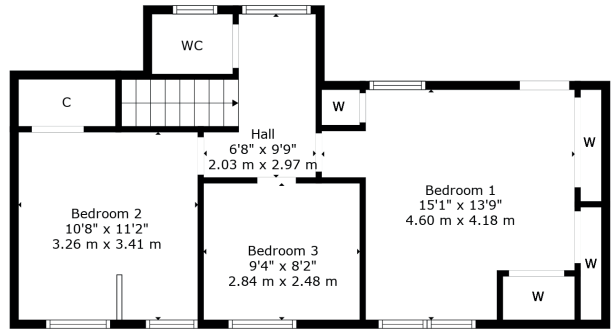
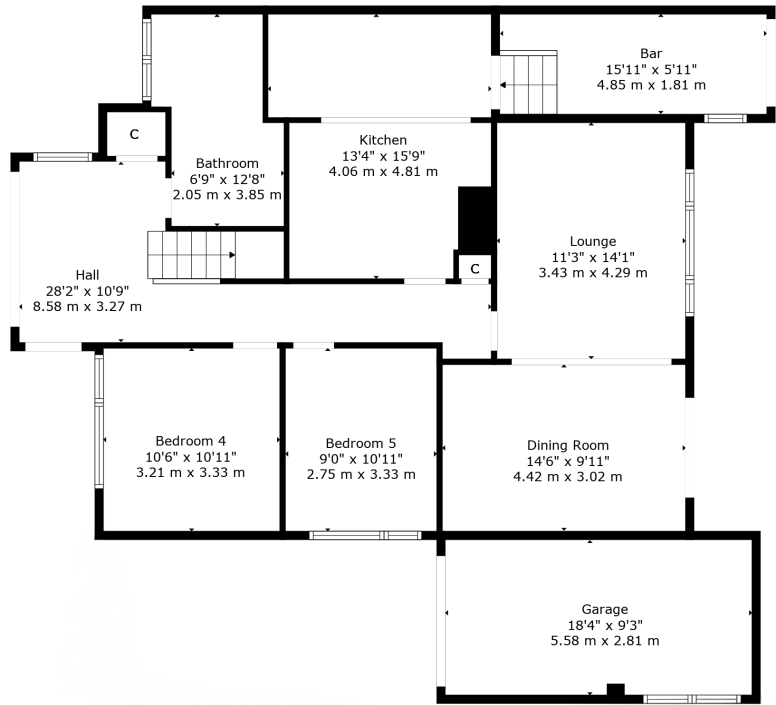












The property is extremely well placed for an extensive array of local amenities. Milngavie's pedestrianised town centre provides a wide selection of facilities and services, including banks, restaurants, Marks & Spencer's Food Hall and Waitrose. Lennox Park lies near the centre of Milngavie. Further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

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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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