



47 BRAESIDE AVENUE
MILNGAVIE

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3 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

Set within one of Milngavie's most sought-after residential pockets, this superb three-bedroom semi-detached villa has been cleverly extended and thoughtfully upgraded to offer bright, versatile accommodation, with stunning open aspects towards the Campsie Fells. Positioned on the elevated side of the street, the property enjoys an enviable outlook and makes excellent use of its generous rear garden, with a raised sun deck, ideal for outdoor entertaining and everyday family living.

Originally constructed in the 1950s, the home has been significantly improved over recent years, including the addition of a charming sunroom at the rear, which links seamlessly to the garden and terrace. Internally, the accommodation is well presented throughout and includes a welcoming entrance vestibule, leading into a central hallway. A bright lounge lies to the front, while the rear of the property has been opened to form a well-appointed dining kitchen, providing ample space for everyday dining. A sunroom offers further flexible living space and provides direct access to the garden. A modern downstairs shower room and a separate utility room further enhance the practicality of the layout.

Upstairs, the accommodation continues with three bedrooms, two generous doubles and a well-sized single, along with a recently refurbished, contemporary family bathroom.

The house benefits from gas central heating and modern UPVC double glazing.

Externally, the property boasts a generous and fully enclosed rear garden, with a large sun deck, a level lawn and a garden office, equipped with mains electricity and offering excellent potential for home working or hobby use. Additional cellar storage is also available beneath the house. To the front, there is a driveway, providing off-street parking.

Situated just a short distance from Milngavie village centre, the home is ideally located for access to local shops, cafés, supermarkets and Milngavie Railway Station, which offers regular services to Glasgow and beyond. Families will appreciate the catchment for the highly regarded Craigdhu Primary and Douglas Academy, as well as proximity to the new Oakburn Early Years Learning Centre.

This is a beautifully presented home, in an excellent setting, offering exceptional lifestyle and family potential.

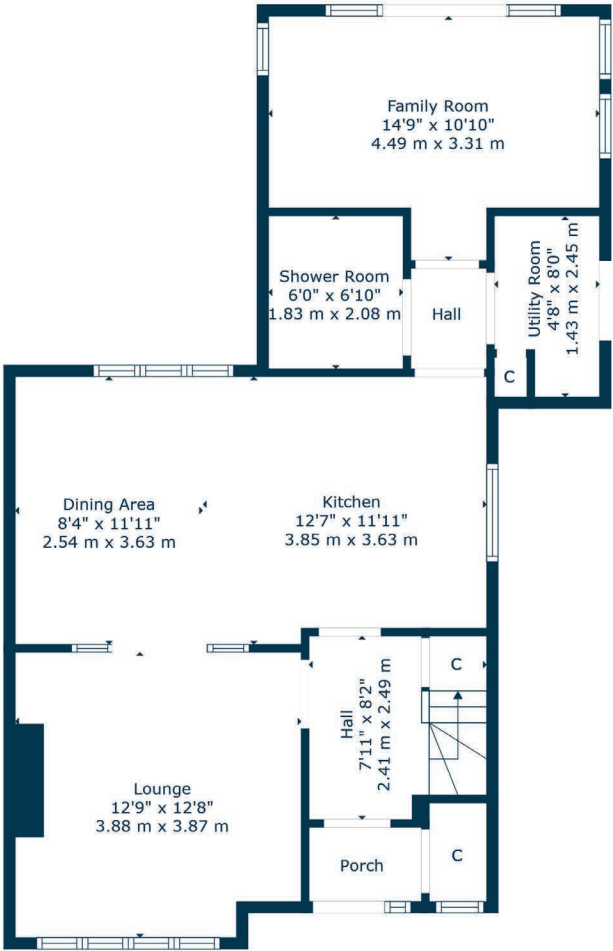




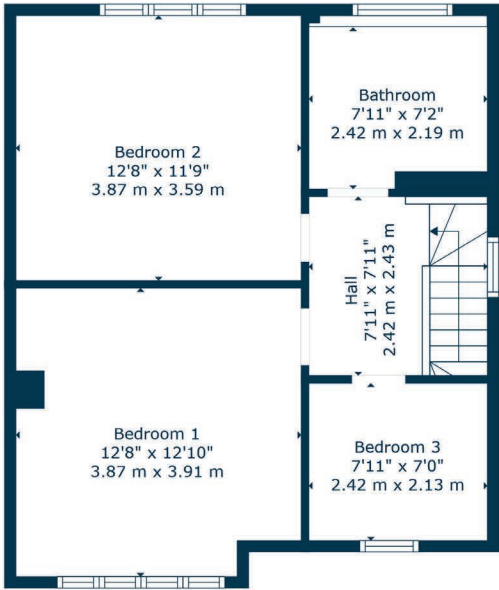








Ground Floor



1st Floor

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.

BD3902 | Sat Nav: 47 Braeside Avenue, Milngavie, G62 6NN

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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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