



18 CAULDSTREAM PLACE
MILNGAVIE

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

A bright and versatile two or three-bedroom detached bungalow, set within a peaceful cul-de-sac in Milngavie's ever-popular Mains Estate, enjoying open views to the rear.

Well presented, this attractive home is formed on a single level and occupies a generous plot, with landscaped front and rear gardens, a driveway and a detached garage. The property further benefits from gas central heating, double glazing throughout and an attic, providing valuable additional space.

Internally, the accommodation flows from a welcoming entrance hallway, with deep storage, into a bright lounge and dining room, flooded with natural light by a large floor-to-ceiling window. The fitted dining kitchen is well appointed, with a range of wall and base units, integrated oven, gas hob and grill. From here, access is provided out to the driveway and gardens. There are two generously proportioned double bedrooms, each with fitted wardrobes, and a third bedroom, or additional family room, which leads into the conservatory, overlooking the rear gardens and fields. A modern family bathroom, featuring a three piece suite and walk in shower, completes the accommodation .

Externally, the property enjoys a level front lawn, with a slabbed and gravel driveway leading to the garage. To the rear, the substantial garden offers a perfect combination of privacy, outlook and space, with a patio for entertaining and a large lawn, framed by hedging and timber fencing.

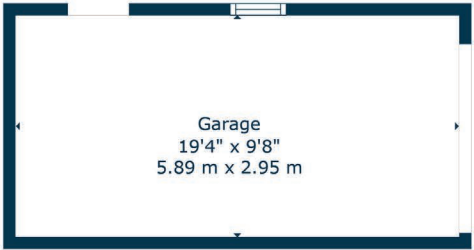
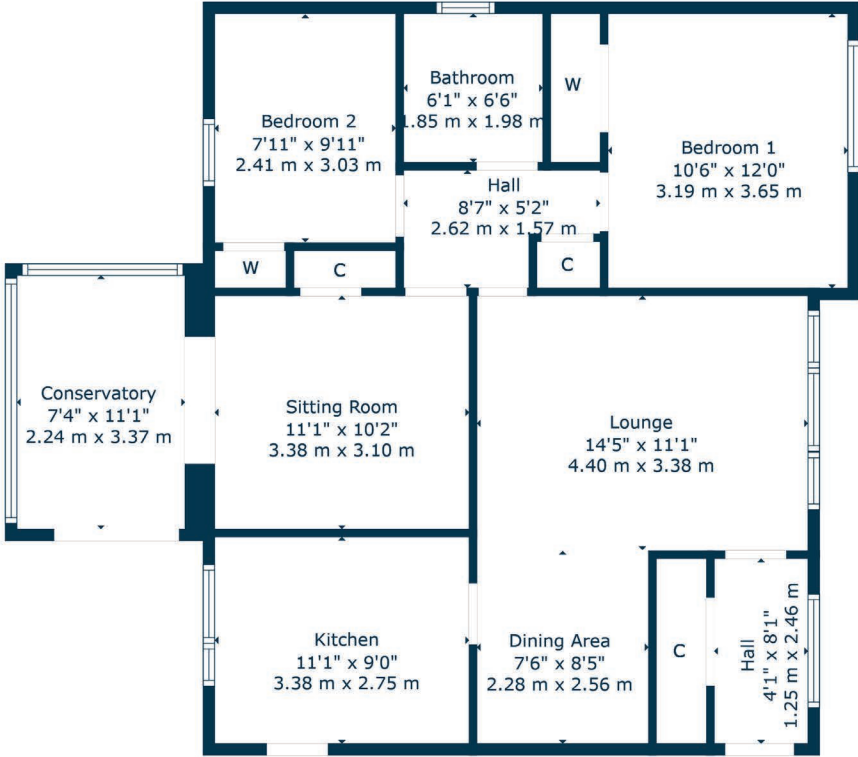
The home is set within a quiet cul-de-sac of similar property styles in Mains Estate, a highly regarded residential pocket in Milngavie, close to Douglas Academy, local parks and excellent transport links. Milngavie town centre is within easy reach, offering a wide range of shops, supermarkets, cafés and rail links to Glasgow and Edinburgh, while nearby Stockiemuir Road provides direct access to Loch Lomond and beyond.

A rare opportunity to acquire a bright, flexible and generously proportioned bungalow, with outstanding views, in a peaceful yet highly convenient location.









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.

BD3904 | Sat Nav: 18 Cauldstream Place, Milngavie, G62 7NL

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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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