



**64 CRAWFORD ROAD**  
MILNGAVIE

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3 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

Set within the much-loved Clober Estate in Milngavie, this larger style three-bedroom semi-detached home, by renowned builder John Russell, enjoys a particularly special setting, quietly tucked away and backing directly onto mature woodland. Carefully maintained by the same family over a number of decades, the property presents a rare opportunity for those seeking a traditional home, with scope to personalise and modernise to taste, while enjoying generous room proportions and a beautifully established garden setting.

Positioned within the catchment for the highly regarded Douglas Academy and just a short distance from Milngavie's village centre, the home balances excellent convenience with the calm and leafy feel of the surrounding area. The peaceful position, on the northern fringe of Milngavie, offers quick access to open green spaces, including Allander Park, Drumclog Moor and the start of the West Highland Way, giving the location a unique semi-rural atmosphere, despite its close proximity to excellent local amenities.

Internally, the accommodation is immediately impressive in scale and layout. A broad entrance hallway, with a cloakroom/WC off, welcomes you in and leads to a spacious lounge, featuring an attractive shallow bay window and fireplace. There is a large, extended, dining room, to the rear, and a large, extended, kitchen, again, to the rear, featuring a range of fitted units and providing access to the rear garden. Upstairs, there are three well-proportioned bedrooms, including two generous doubles and a further single, along with a main family shower room. There is a floored and lined loft, accessed by a pull down Ramsay ladder.

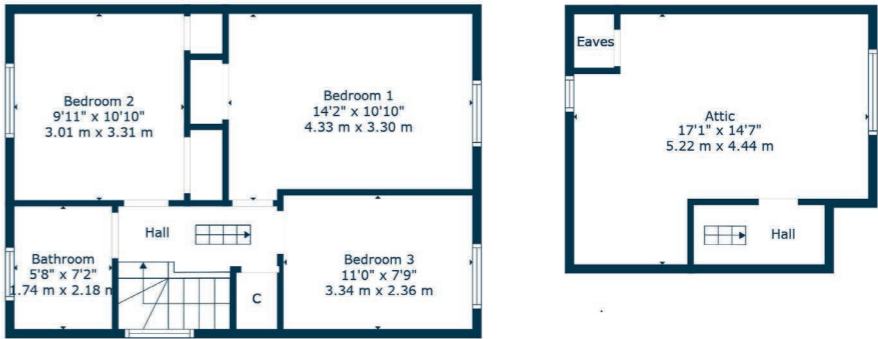
Outside, the gardens are a standout feature and are beautifully landscaped and stocked, with the rear garden offering a tranquil and private setting, against a backdrop of established trees. To the front, a driveway provides ample off-street parking and leads to a detached garage.

A fantastic opportunity to secure a great family home with excellent potential to modernise and personalise to individual taste. With its generous plot, popular style and sought-after setting, this is an ideal purchase for families looking to establish themselves in one of Milngavie's most desirable neighbourhoods.

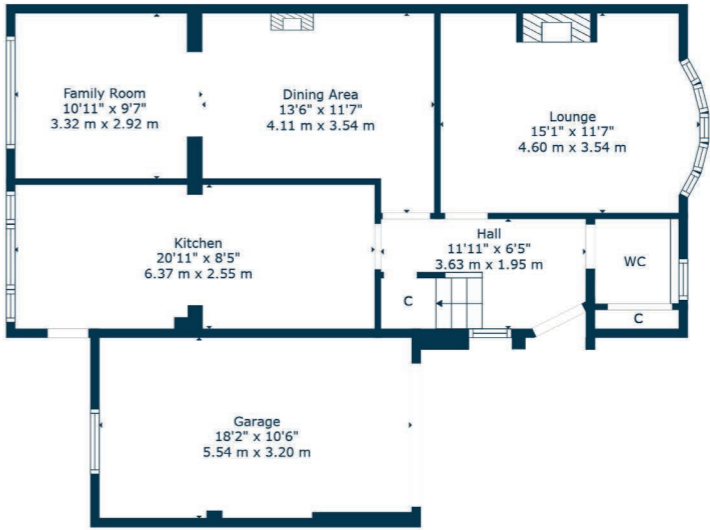








1st Floor



Ground 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.

**BD3913** | Sat Nav: 64 Crawford Road, Milngavie, G62 7LF

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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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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)