



34 HUNTER ROAD
MILNGAVIE

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c o r u m



2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

Set within the highly regarded Mains Estate in Milngavie, this extremely well-presented two-bedroom semi-detached villa enjoys a bright, well-balanced layout and is further enhanced by attractive and extremely private gardens.

Offering smartly maintained interiors, the property will suit a wide range of buyers and has accommodation arranged over two levels, comprising:- a welcoming entrance hallway that leads into a generous lounge, and further to a good sized open planned dining room with large storage cupboard off, and well-appointed modern kitchen with a range of base and wall mounted units. The dining room offers direct access to the garden.

Upstairs, there are two well-proportioned double bedrooms, each benefitting from generous natural light and with the principal bedroom boasting fitted storage. To complete the accommodation, there is a smartly appointed bathroom, featuring contemporary tiling and a white three-piece suite, with walk in shower.

The specification includes double glazing and electric heating, with recently installed ceramic heating, which can be remotely controlled, ensuring year-round comfort and efficiency.

Externally, the property boasts a small, low maintenance, front garden, with large double drive adjacent to the house and beautifully maintained private rear gardens that are fully enclosed, thoughtfully landscaped and enjoy excellent levels of privacy and sunlight. There is a small summer house, providing an ideal retreat.

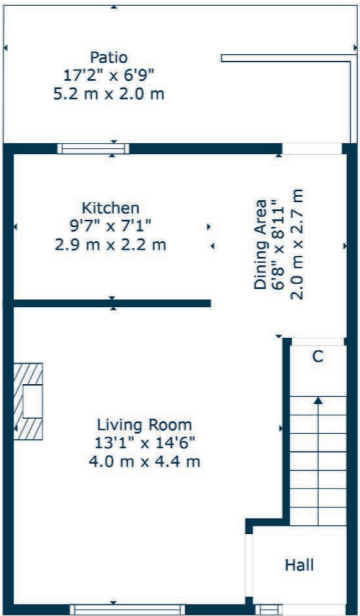
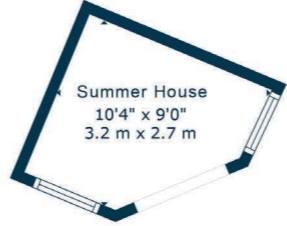
Mains Estate remains one of Milngavie's most sought-after addresses, located just a short walk from the excellent amenities of the village centre, including a wide selection of independent retailers, supermarkets, cafés and leisure facilities. The area is home to highly regarded schooling, beautiful parkland and access to walking routes, including those within Mugdock Country Park. There are frequent public transport links, via nearby bus routes and Milngavie railway station, providing direct services to Glasgow and Edinburgh.

A delightful home, with easy access to all that Milngavie has to offer.

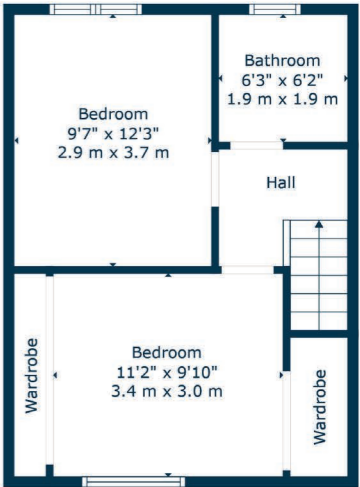








Floor 1



Floor 2



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.

BD3932 | Sat Nav: 34 Hunter Road, Milngavie, G62 7QX

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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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