



FLAT 9, ELM COURT, 97 MAIN STREET
MILNGAVIE

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1 | BEDROOM

1 | BATHROOM

1 | PUBLIC ROOM

Occupying a preferred ground floor position and located to the quieter rear within the ever-popular Elm Court retirement development, this freshly presented one-bedroom apartment offers a bright, comfortable, and secure living environment, just a short walk from the heart of Milngavie village and its excellent transport links.

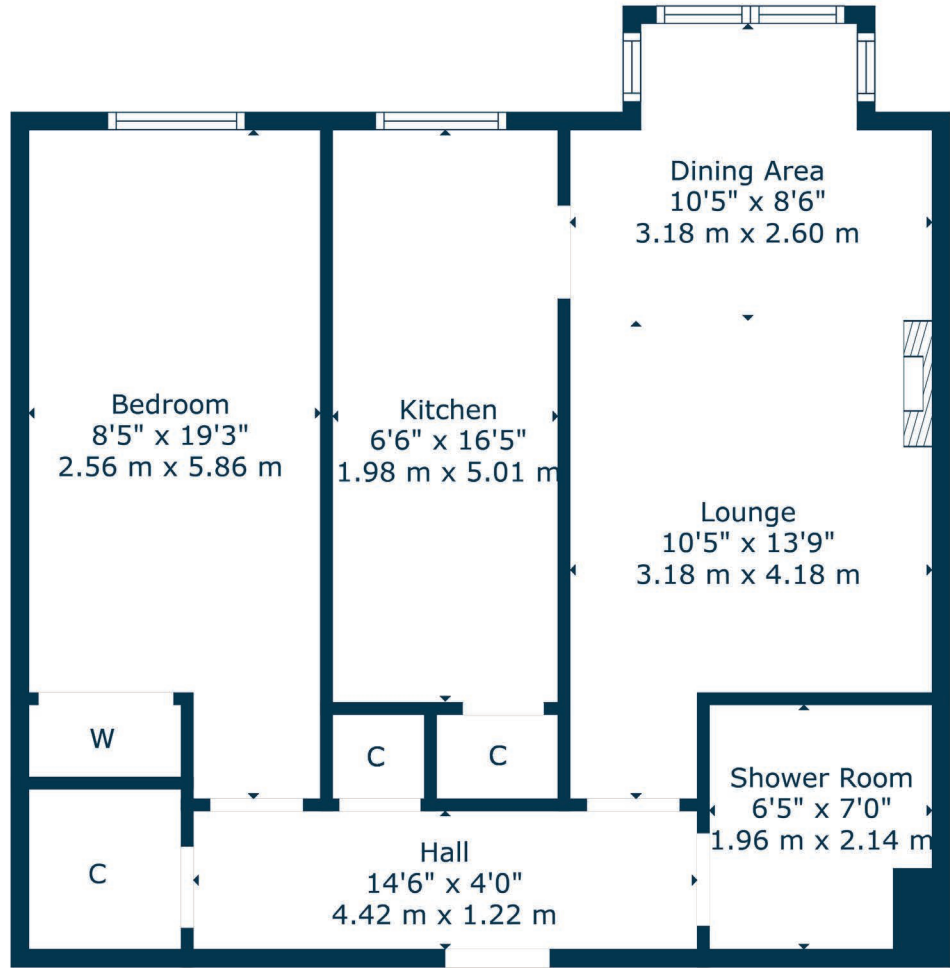
Flat nine enjoys level, main door access, an ideal arrangement for ease of entry, and features well-proportioned accommodation, enhanced by neutral décor and an abundance of natural light throughout. The apartment is warmed by electric heating, benefits from double glazing and enjoys a peaceful setting within the development. Ample residents' and visitors' parking is available to the rear.

Internally, the accommodation comprises:- a welcoming reception hallway, with a generous walk-in storage cupboard, a bright, formal lounge, with space for dining, and a modern, fully re-fitted kitchen, complete with a range of contemporary units and integrated appliances. The double bedroom offers excellent fitted wardrobe storage and the accommodation is completed by a stylish shower room.

The property benefits from new floor coverings, including carpets in the bedroom and living room and wood effect flooring in the hall.

Elm Court is well placed for those seeking convenience, with Milngavie's thriving village centre offering a wide variety of amenities, including supermarkets such as Waitrose, M&S, and Aldi, as well as independent shops, cafés and services. Public transport links, both rail and bus, are easily accessible, making travel into Glasgow City Centre and beyond straightforward. This is an ideal option for downsizers or retirees looking for a manageable home in a well-established and highly regarded development.





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.

BD3910 | Sat Nav: Flat 9, Elm Court, 97 Main Street, Milngavie, G62 6JQ

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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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