



12 FERGUSON AVENUE
MILNGAVIE

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Enjoying a prime position, within a peaceful and well-established Milngavie address, this attractive semi-detached villa presents a superb opportunity for families and couples alike to secure a spacious home just a short walk from the village centre, excellent local schooling and Milngavie railway station. Lovingly maintained, the property is set amidst beautifully tended gardens, with driveway parking for multiple vehicles and the added benefits of gas central heating and double glazing.

The internal accommodation is thoughtfully laid out over two levels and includes well-proportioned public and bedroom spaces, ideal for modern family living. Accessed via a welcoming entrance porch, with storage, the ground floor opens into a central reception hallway. To the front, a formal lounge enjoys a bay window outlook and generous proportions, and a dining room, or additional family rooms, sits adjacent. To the rear, a good sized kitchen features a range of fitted units and provides access through to a utility area, which, in turn, provides access out to the rear garden. There is a particularly spacious fourth bedroom, with en-suite shower room, on the ground level, which adds flexibility and offers built in wardrobes. From here, there is access to the rear, via patio doors.

Upstairs, the first floor hosts three further bedrooms, two particularly generous doubles and a comfortable third room, ideally suited to a nursery or study. A well-appointed three-piece family bathroom completes the accommodation.

Externally, the property sits on a mature and level plot. The front garden is beautifully presented, with a combination of lawn and well-tended hedging, while the adjacent driveway provides off-street parking for several cars. The rear garden is fully enclosed and particularly private, with a mix of lawn and well-stocked borders, ideal for family use or al fresco entertaining.

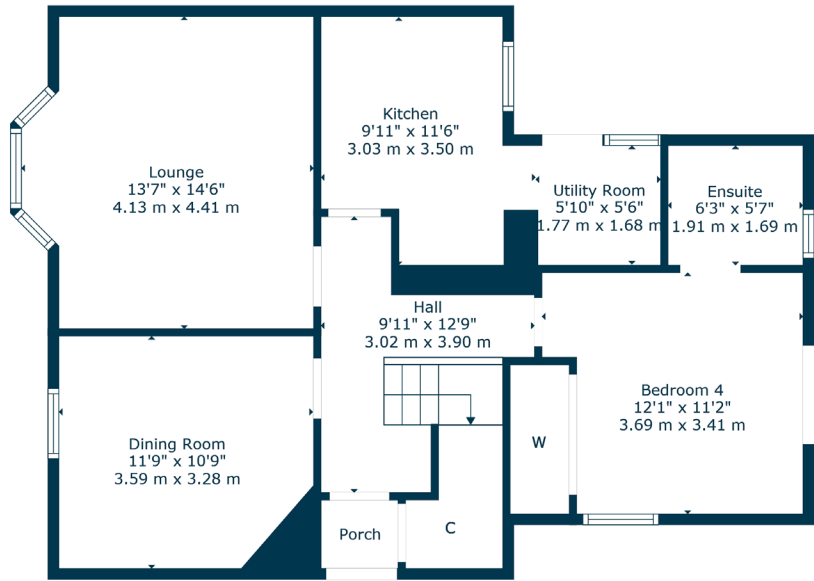
Located within easy reach of the many amenities of Milngavie village, including a range of shops, cafes, supermarkets and transport links, the property is also conveniently placed for access to local schooling, excellent outdoor spaces and walking routes and the nearby Allander Leisure Centre.

A delightful home, in a quiet yet central location, with scope to personalise and further develop if desired.

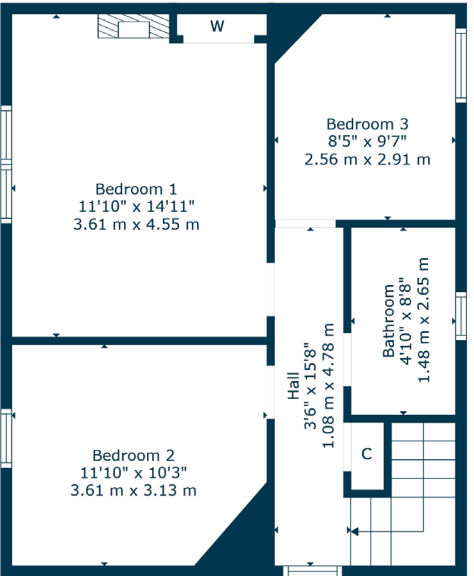








Ground Floor



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.

BD3929 | Sat Nav: 12 Ferguson Avenue, Milngavie, G62 7TE

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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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