



97 MUGDOCK ROAD
MILNGAVIE

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1 | BEDROOM

1 | BATHROOM

1 | PUBLIC ROOM

Set within a peaceful and extremely convenient enclave, a short stroll from Milngavie's pedestrianised village centre, this well-presented, one-bedroom, main door apartment offers bright and comfortable accommodation in one of the area's most desirable residential pockets. The property benefits from its own garden ground to the front, making it an appealing option for downsizers, first-time buyers or those seeking a conveniently placed pied-à-terre.

Internally, the accommodation is finished in neutral, tasteful décor and is ready for immediate occupation. The layout comprises a welcoming reception hallway, with storage cupboard, a bright and attractive open plan lounge, with door leading directly to a garden, and a newly installed modern kitchen, benefitting from a utility cupboard off. The double bedroom is of a generous size and benefits from fitted wardrobes, while the contemporary bathroom features a stylish three-piece suite, with over bath shower.

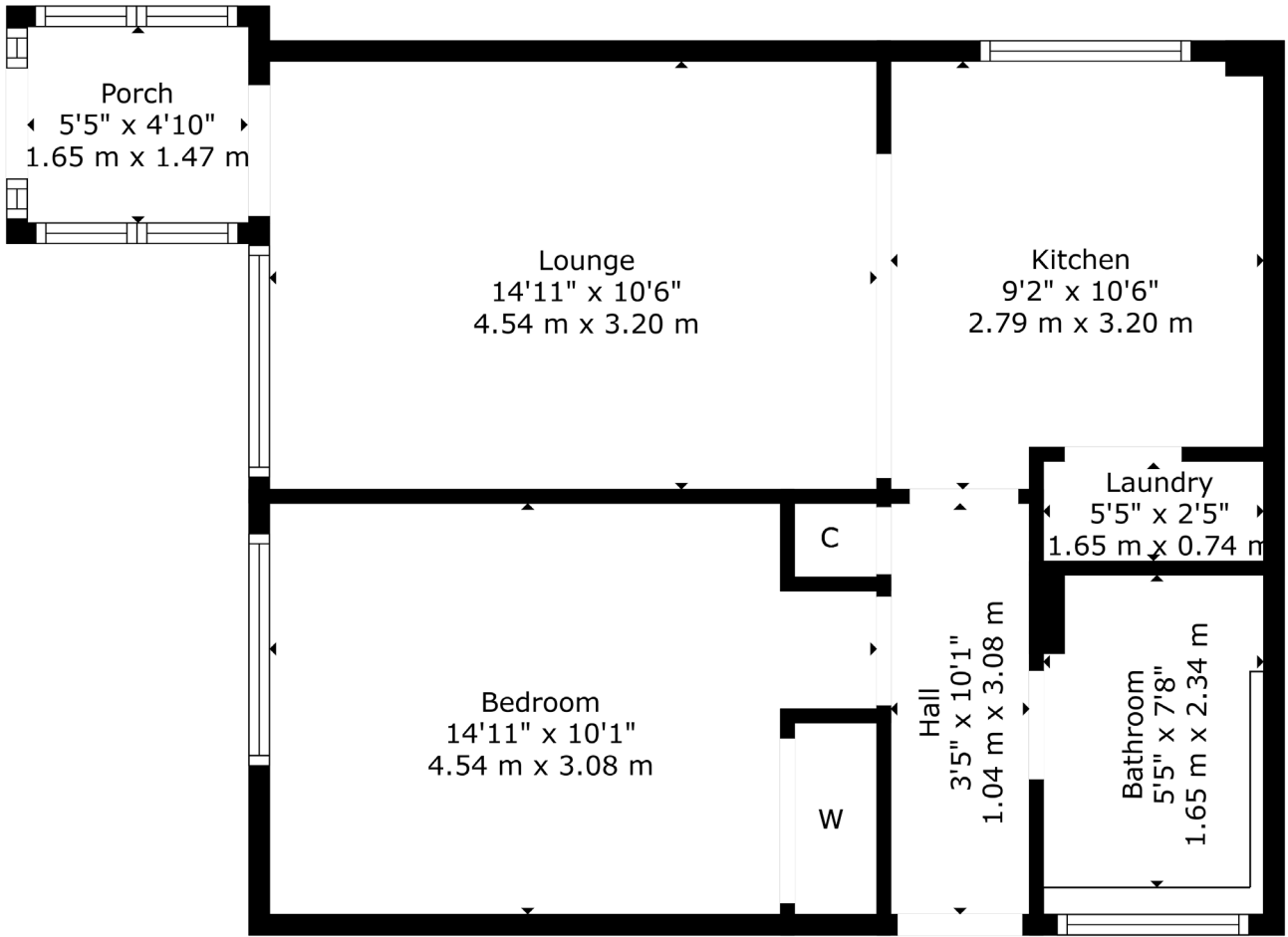
The specification includes gas central heating and double glazing throughout.

The location is a key attraction. only a short, level walk from Milngavie's thriving village centre where a wide array of amenities can be found, including Marks & Spencer Food Hall, Costa, Waitrose, Tesco, independent retailers, cafés and restaurants. Milngavie railway station offers regular services into Glasgow's West End, City Centre and direct connections to Edinburgh Waverley. For outdoor enthusiasts, nearby Mugdock Country Park, the reservoirs and surrounding woodland provide extensive walking and cycling routes, with Milngavie itself famed as the starting point of the West Highland Way.









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.

BD3952 | Sat Nav: 97 Mugdock Road, Milngavie, G62 8PA

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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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