



# 100 MAIN STREET

## MILNGAVIE

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2 | BEDROOMS  
1 | BATHROOM  
2 | PUBLIC ROOMS

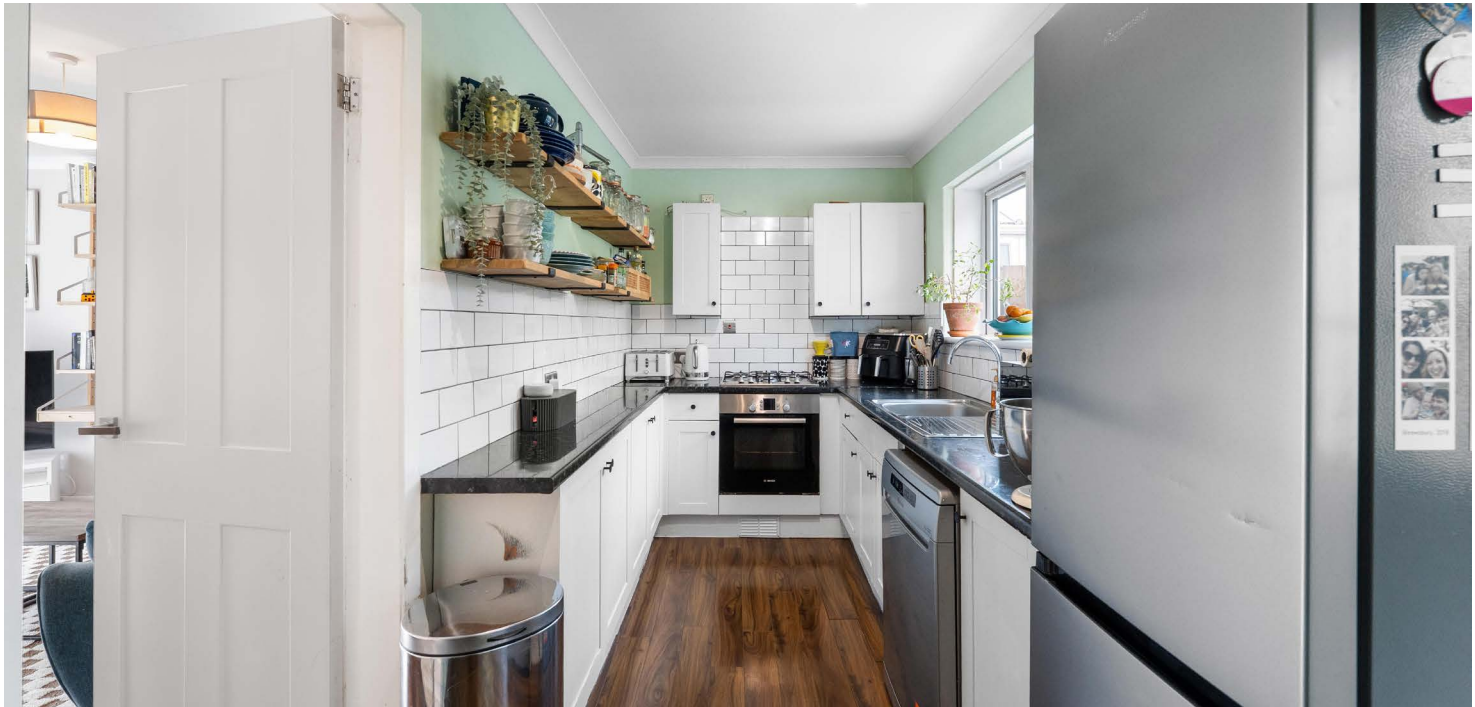
Set within a quiet, tucked-away position in central Milngavie, this extremely smart extended two-bedroom semi-detached villa combines a remarkably peaceful outlook with immediate access to the village's excellent amenities. The property enjoys enclosed, west-facing gardens with fine elevated aspects towards the Campsie Fells and comes complete with a single garage, with further on-street parking available nearby.

Internally, the accommodation is bright, well arranged, and notably versatile. A clever addition to the layout is a fully floored and lined loft room, accessed by a fixed staircase, offering superb flexibility as a study, hobbies room or additional guest space.

In full the accommodation comprises; entrance hall, front facing lounge, refitted modern breakfasting kitchen, and a conservatory to the rear which allows access out to the rear gardens. Stairs lead up to two well-proportioned double sized bedrooms, and a stylish refitted bathroom with over bath shower. From the main upper hall there is a bespoke compact and clever fitted stair which leads up to a generously proportioned floored and lined loft room.

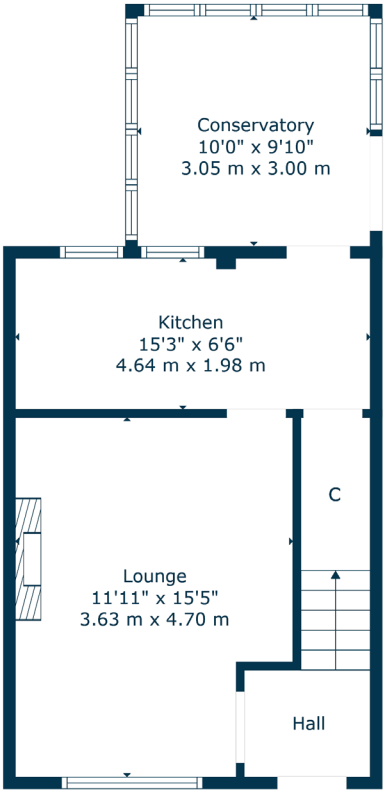
The specification includes gas central heating and double-glazed windows.

The property's setting is one of its most appealing qualities. Almost on the doorstep, Waitrose and a selection of larger retailers provide everyday convenience, while Milngavie's pedestrianised town centre offers an excellent mix of shops, cafés, and restaurants alongside health services. The area is renowned for its schooling, with highly regarded primary and secondary options, and is surrounded by leisure opportunities from golf courses and sports clubs to scenic walks through Mugdock Country Park and along the West Highland Way. Milngavie train station ensures straightforward commuting with frequent services into Glasgow and direct links to Edinburgh.

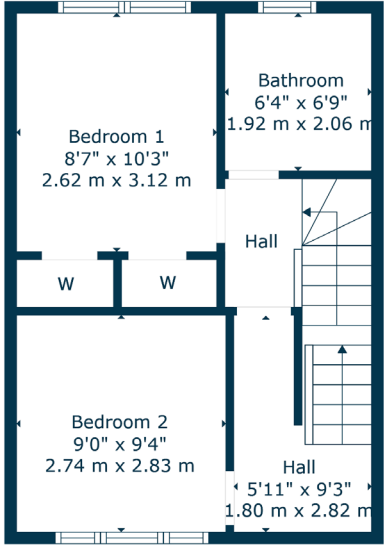




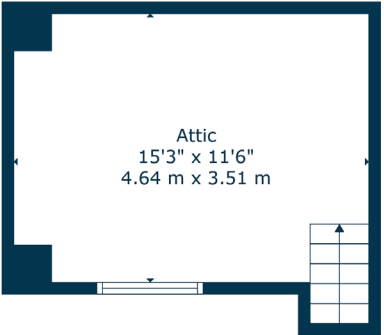




Ground Floor



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.

**BD3964** | Sat Nav: 100 Main Street, Milngavie, G62 6JN

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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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