



**58 BREADIE DRIVE**  
MILNGAVIE

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### 3 | BEDROOMS

### 1 | BATHROOM

### 2 | PUBLIC ROOMS

**Set within one of Milngavie's most sought-after residential pockets, this immaculately presented three-bedroom semi-detached villa, by John Lawrence, offers stylish accommodation, a large, enclosed, rear garden and direct access to the residents' play park. The property also falls within the catchment for Craigdhu Primary and Douglas Academy, making it an excellent choice for families.**

Bright and neutrally decorated throughout, the accommodation begins with an entrance porch, leading into a welcoming reception hallway, with large storage cupboard off, spacious lounge, featuring a large picture window and charming wood burning stove, semi open plan and good sized dining room, to the rear, and a modern kitchen, fitted with a range of units and leading to a small extension, with utility provision and access out to the rear gardens.

Upstairs, there are three good sized bedrooms, two of which benefit from integrated storage. An excellent, well-appointed family bathroom, featuring a three-piece suite, with over bath shower, completes the upper accommodation. A hatch from the upper landing provides access to a loft, offering useful additional storage.

Externally, the rear garden has been mainly laid to lawn, with raised flower beds and a walkway. A gate at the rear boundary leads directly to the residents' play park - a particularly appealing feature for families. To the front, a mono bloc driveway provides off-street parking and leads to a garage, with up-and-over door.

The specification includes gas central heating and double glazing, ensuring comfort and efficiency.

This is a superb opportunity to acquire a stylish and beautifully maintained home, in an exceptionally convenient setting, just a short walk from Milngavie's excellent shops, cafés, transport links and scenic local walks.





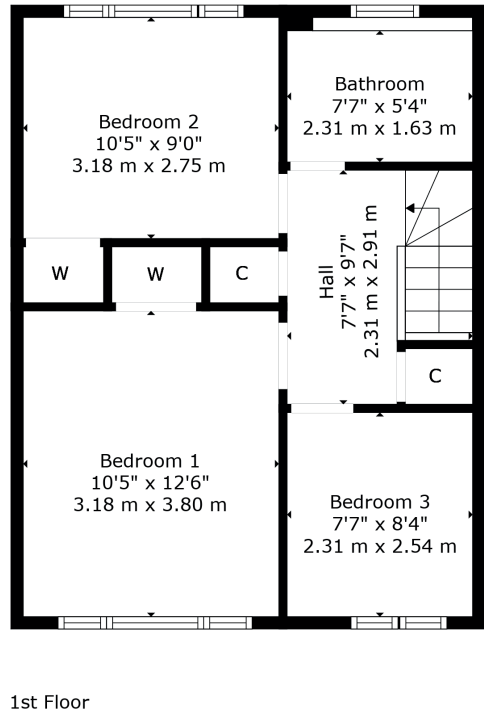
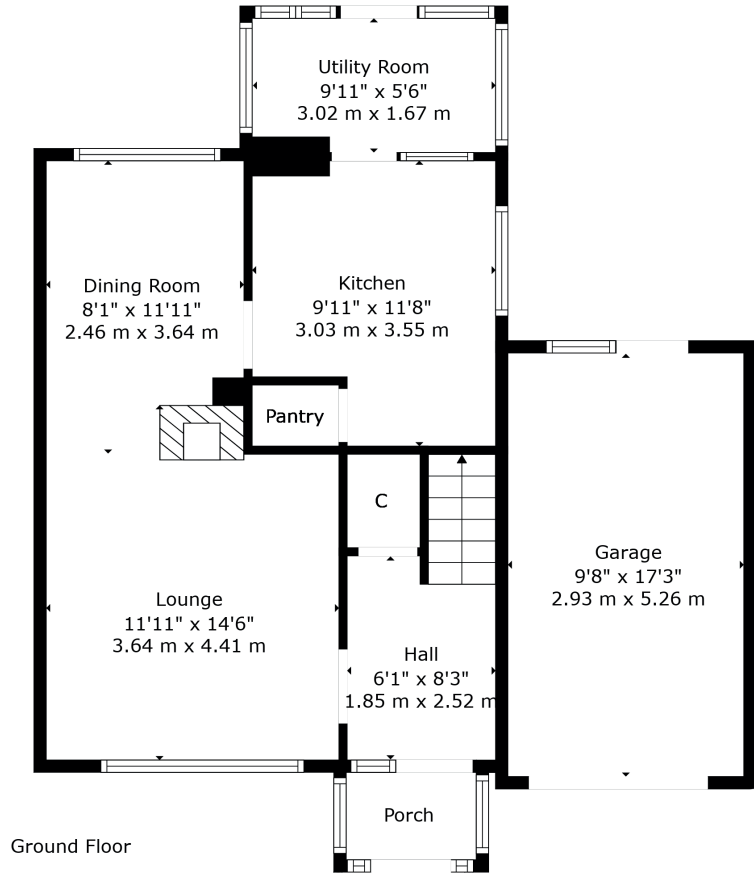












The property is extremely well placed for an extensive array of local amenities. Milngavie's pedestrianised town centre provides a wide selection of facilities and services, including banks, restaurants, Marks & Spencer's Food Hall and Waitrose. Lennox Park lies near the centre of Milngavie. Further 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.

**BD3971** | Sat Nav: 58 Breadie Drive, Milngavie, G62 6LT

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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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