



11 MONTROSE GARDENS

MILNGAVIE

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

Set within the highly desirable Tannoch district of Milngavie, this truly beautiful late Victorian “Woodburn” sandstone villa is a home of immense character and charm. Montrose Gardens is a delightful cul-de-sac, tucked beside the much-admired Tannoch Loch, affectionately known as “The Duck Pond” offering an enviable balance of tranquillity and convenience, being only a short walk from Milngavie village centre, the reservoirs and the starting point of the West Highland Way.

Externally, the property benefits from private front and rear gardens, along with off-street driveway parking. Inside, our clients have transformed the property over their ownership and the wonderfully presented accommodation now effortlessly blends original period details with contemporary finishes. Elegant ceiling plasterwork, feature fireplaces and generous bay windows highlight the home’s Victorian heritage, while the décor and fittings create a bright, modern environment, ideal for family living.

The internal layout is both spacious and versatile, beginning with a welcoming entrance vestibule and impressive reception hallway, with useful under-stair storage. The bay-windowed living room enjoys a wood-burning stove as its centrepiece, while the large family/dining room, enhanced by dual aspect windows, provides excellent space for entertaining. To the rear, the stylish breakfasting kitchen offers a lovely outlook across the gardens and direct access outside. A beautifully finished family shower room is located on the half landing and, upstairs, there are three generous bedrooms, each tastefully presented.

The property is ideally positioned for a wealth of amenities within Milngavie. The pedestrianised town centre offers a wide selection of shops and services, including a Marks & Spencer Food Hall, Waitrose, banks, delicatessens, restaurants and cafés. Leisure pursuits are well catered for, with nearby Lennox Park, Allander Sports Centre, Nuffield Health Fitness & Wellbeing Gym, and a range of tennis, bowling and golf clubs. Milngavie train station provides frequent rail services into Glasgow’s West End and City Centre, as well as a direct link to Edinburgh, while the surrounding countryside, including Mugdock Country Park and the Allander and Craigmaddie Reservoirs, offers outstanding opportunities for walking and cycling.



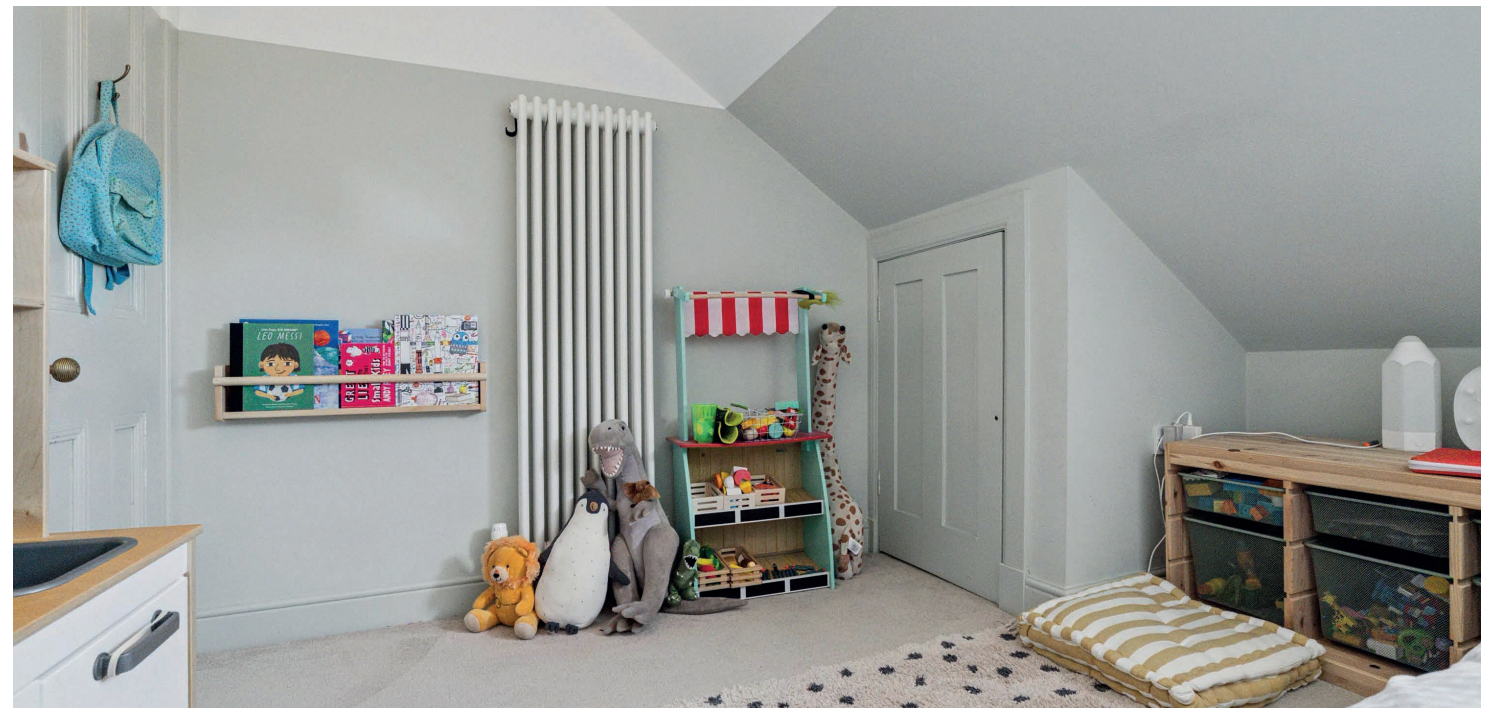


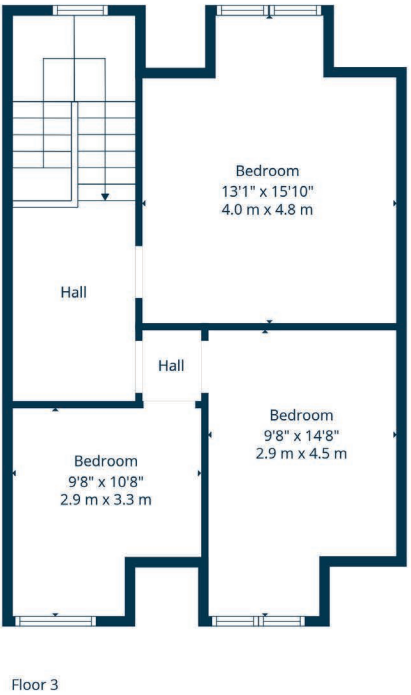
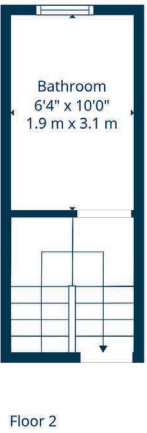
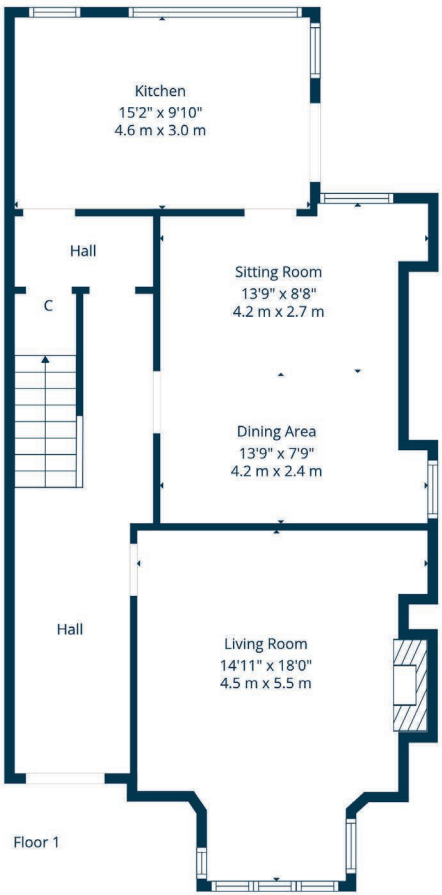












The property is extremely well placed for an extensive array of local amenities. Milngavie's pedestrianised town centre provides a wide selection of facilities and services, including banks, restaurants, Marks & Spencer's Food Hall and Waitrose. Lennox Park lies near the centre of Milngavie. Further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

BD3982 | Sat Nav: 11 Montrose Gardens, Milngavie, G62 8NQ

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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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