



Dumgoyne Avenue, Milngavie, G62 7AJ

Shanta Residential are delighted to present to the market this fabulous four bedroom, end terrace house in sought after area of Milngavie, Glasgow. The property sits within the East Dumbartonshire catchment area for some of Scotland's highest attaining primary and secondary schools. Access to the home is gained through the main door into the welcoming hallway which provides good storage options and direct access to all main rooms. The spacious lounge is decorated in neutral tones and has three large windows allowing the natural light to flood in. This room is cosy and features a traditional gas fireplace which provides a wonderful family friendly space. The large dining kitchen has been recently upgraded and provides a true hub to this family home. Well laid out with sleek white wall and floor units, free standing appliances and a dual range cooker, there is a wealth of storage and work space on offer in addition to the breakfast bar where you can socialise and serve all in one. The dining area is spacious and bright and extends into a secondary sitting area to entertain or enjoy family meals. The utility room off the hall offers a versatile space and could be used as a pantry or for additional storage. Downstairs you have two double bedrooms, both decorated tastefully with plenty floor space. The newly fitted, modern bathroom offers a three piece suite, contemporary fittings and crisp tiling. Upstairs, the property offers a further two double bedrooms, both bright and airy with plenty storage options and provide a lovely space to relax. Completing the home is the second family bathroom with three piece suite and crisp tiling. Outside, the property benefits from an expansive private garden with a decking and patio area, which provides a beautiful space to soak up the summer sunshine. The summer house has electricity throughout and offers a peaceful location to unwind. Dumgoyne Avenue is in a fantastic location with schools at both primary and secondary level, transport links, nearby amenities and local parks all within walking distance. Clober Golf Club and Milngavie Golf Club are nearby providing a green space in those warmer summer months. With its excellent location, walk in condition, on street parking, double glazing and gas central heating we expect this to be popular and would advise early viewing to avoid disappointment. For council tax purposes, this falls into band C.

- **Four Bedrooms**
- **Two Bathrooms**
- **End Terrace House**
- **Close To Local Schooling**
- **Well Maintained Garden**
- **Gas Central Heating**
- **Double Glazing**
- **Nearby Amenities**



Offers Over £230,000



Floorplan



GROSS INTERNAL AREA
TOTAL: 11,401 sq.ft.
FLOOR 1: 75 sq.m/808 sq.ft. FLOOR 2: 37 sq.m/401 sq.ft.
SITE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

DISCLAIMER: Whilst we try really hard to make our sales details accurate and reliable they should not be relied on as statements or representations of fact. They do not constitute part of an offer or contract. All measurements etc are approximations. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.