



Watermans

26 Prestonfield

Milngavie, Glasgow, G62 7PZ



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Representing the perfect family home in an ideal location, within a quiet cul-de-sac of an established development in Milngavie, this generous detached house (with a single-storey rear extension) offers spacious and flexible accommodation including four bedrooms and multiple reception areas, plus front and rear gardens, a detached double garage, and a multi-car driveway. The house has been a cherished and well-maintained family home over the years, and provides its new owner a blank canvas for cosmetic upgrades and future development, if desired. Notably, the home lies within the catchment area of outstanding schools, including Craigdhu Primary School and Douglas Academy, with the latter appearing in the top ten secondary schools in Scotland in 2021.

General Features

- Generous detached house in Milngavie
- Airy entrance hall with storage and WC
- Large living room
- Open-plan dining room and family room
- Breakfasting kitchen
- Four well-proportioned bedrooms
- Family bathroom
- Handy utility room
- Front and rear gardens
- Detached double garage
- Multi-car driveway
- GCH and DG
- Home Report Value - £395,000
- EPC Rating - D | Council Tax Band - G



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Welcome inside a cherished and well-maintained family home

The front door opens into a welcoming hallway with a large built-in storage cupboard, a cloakroom, and a WC. Following the hall along to the right, you reach a living room, where generous proportions and a large east-facing window create a wonderfully light and airy ambience, and ample space is provided for a choice of lounge furniture.





“A large east-facing window create a wonderfully light and airy ambience...”



A dining & family room

Setup in a sociable semi open-plan layout, perfect for everyday life and entertaining alike

Across the hall, a dining room and family room (a single-storey extension which could be built on to create first-floor accommodation (STPP)) are setup in a sociable semi open-plan layout, perfect for everyday life and entertaining alike! The family room features patio doors opening onto the garden, extending the space outdoors during the warmer months.



The kitchen with an adjoining utility room

The kitchen has a convenient serving hatch to the dining room and incorporates a breakfast bar. Classically-styled wall and base cabinets are accompanied by spacious worktops and integrated appliances including a double oven, a gas hob, and an extractor fan. Space for an undercounter dishwasher is provided, whilst an adjoining utility room (with front and rear external entrances) offers space for additional appliances.



The Bedrooms & bathroom



An open staircase from the hall leads to a landing (with storage and a loft hatch) on the first floor, where the home's four bedrooms and a bathroom can be accessed from. The bedrooms all offer plenty of space for bedroom and home office furnishings, and three are accompanied by built-in/fitted storage. The bathroom comprises a large corner bathtub with an overhead shower and a glazed screen, a WC-suite, and a towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.





Gardens & parking

Externally, the house is complemented by beautifully-maintained front and rear gardens, with both areas featuring well-kept lawns and colourful, leafy borders. The rear garden further benefits from a patio for outdoor seating. Excellent private parking is provided by a detached double garage (which could be converted into an office/study/gym (STPP)) and a multi-car driveway.



Property Name

26 Prestonfield

Location

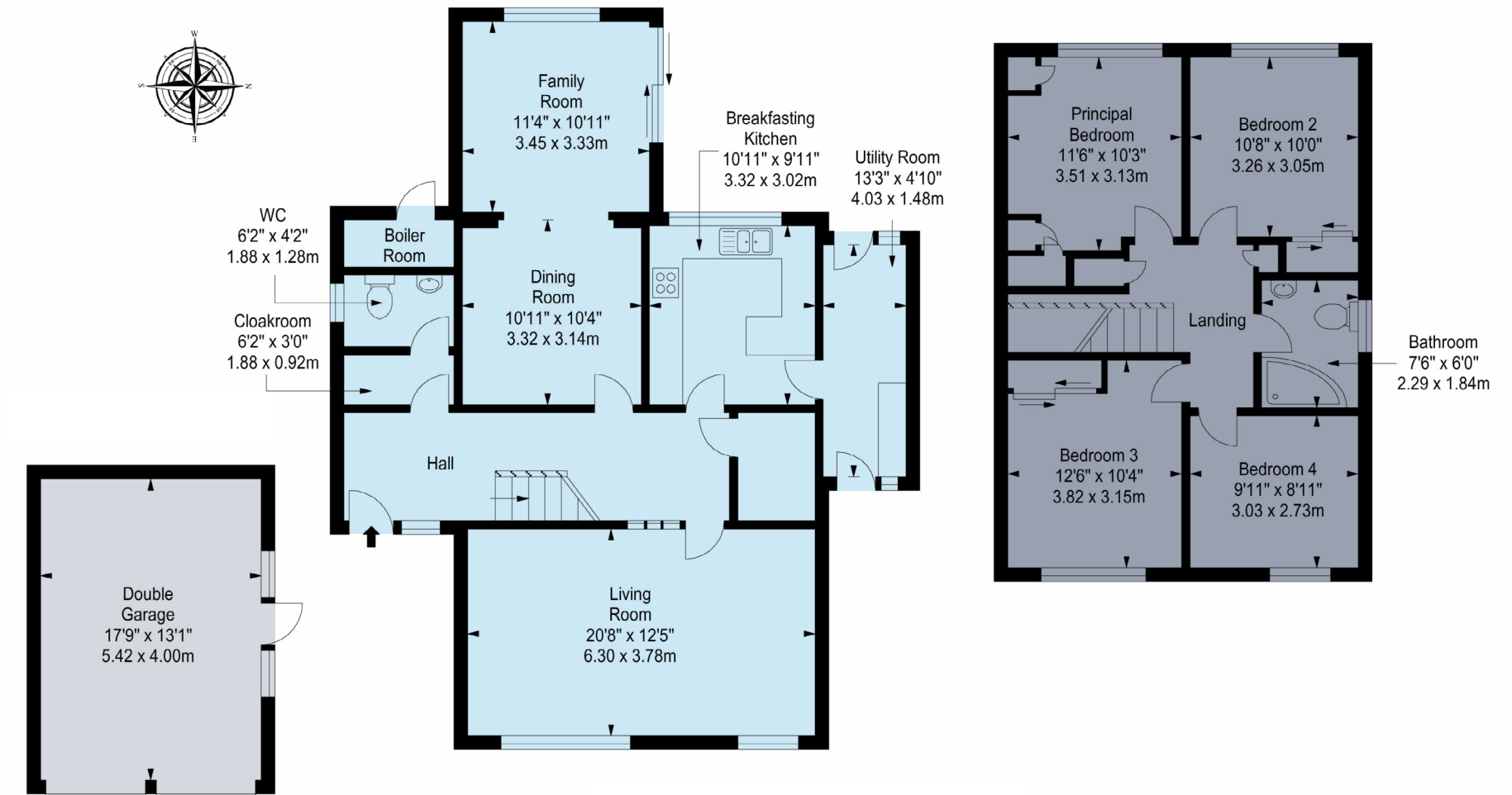
Milngavie, Glasgow, G62 7PZ

Approximate total area:

170.4 sq. metres (1834.2 sq. feet)

Ground Floor  First Floor  External 

The floorplan is for illustrative purposes. All sizes are approximate.





Milngavie

Served with excellent facilities, shops and amenities

26 Prestonfield is located close to the village centre and, therefore, within easy walking distance of the excellent facilities, shops and amenities to be found at its pedestrianised centre. Here you will find quality independent retailers, along with the high street names of Marks & Spencer's, Boots and Tesco, with a Waitrose a little further away at The West of Scotland Rugby Ground. At the end of the precinct, is Milngavie Railway Station with its four trains an hour into Glasgow's West End and City Centre, including a service terminating at Edinburgh, Waverley.

Milngavie has many clubs and societies, with Stathblane Road home to the excellent Nuffield Health Fitness & Wellbeing Gym. It is also the start/finish of The West Highland Way, which takes you through the wonderful expanses of Allander Park, Drumclog Moor and Mugdock Country Park. With regards to schooling, the property falls within the catchment for Craighdu Primary and for the superb facilities of Douglas Academy which has a glowing HMI report.



Price & Viewings

Please refer to our website www.watermans.co.uk
or call us on 0141 430 7055

Edinburgh

5–10 Dock Place, Leith, EH6 6LU
0131 467 5566

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 430 7055

westcoast@watermans.co.uk
www.watermans.co.uk