



DUMGOYNE

10 BRIARWELL ROAD, MILNGAVIE

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5 | BEDROOMS 4 | BATHROOMS 4 | PUBLIC ROOMS

Upgraded to the highest standard throughout, Dumgoyne is a stunning family home, located in one of Milngavie's most exclusive addresses.

Built in 1928, this five bedroom property offers flexible family accommodation over three levels, with exceptional views over Milngavie and Glasgow. It has been reported that the property was used as a look out during the Second World War, due to its uninterrupted views.

Boasting approximately 4,000 square feet of accommodation, the property retains a wealth of original features and is entered initially via a sandstone arched entrance into a vestibule; leading to a spacious and bright hallway with a beautiful staircase. The ground floor accommodation comprises; front facing sitting room with large window and stylish cornicing, formal lounge with double aspects to the rear and side of the property and beautiful box bay window to the rear featuring the original sash and case windows with door allowing access onto the rear garden patio. In addition, there is cornicing and a stunning fireplace within a media wall. The delightful dining room, also with box bay window, retains the original sash and case window providing spectacular views. The light and bright dining kitchen has traditional Shaker style units painted in matt grey, complemented by a black granite worktop incorporating integrated appliances including a Russell Hobbs microwave, Britannia gas cooker with double oven and six burner hob, extractor fan and dishwasher. Off the kitchen, there is a spacious utility room with additional storage units and ample space for further appliances. The utility room also provides access to the side garden. Completing the ground floor accommodation, there is an under stair cupboard, cloakroom and WC.

An attractive staircase leads to a galleried landing past two tall leaded glass windows on the mid landing and provides access to four good sized double bedrooms, all of which having fantastic views. The impressive principal bedroom is a fabulous size and features a large three pane window and four piece en-suite with under floor heating, walk-in shower, sink with vanity units at either side and separate bath. The additional three bedrooms are all spacious and bright, with ample space for bedroom furniture and large windows allowing natural light to flood in. A stunning family bathroom with full length lead window and beautiful free standing bath along with separate walk-in shower completes the accommodation on this floor.

A fixed staircase leads to a third floor which hosts a fifth bedroom with fitted wardrobes and breath-taking views, a bathroom, large storage cupboard, currently being utilised as a home office space and an exceptional games room. The games room has a fitted bar area including sink, wine cooler and matt navy units complemented by a white quartz worktop. The room has views from 3 distinct vantage points and features window seats along with six Velux windows offering spectacular views over Milngavie, the Kilpatrick Hills and Glasgow. Additional storage is available within the eaves. The property has gas central heating and is partially double glazed.

Externally, there are two separate gated and pillared entrances with a gravel driveway to both the front and side leading to a large garage for additional storage. The stunning private and enclosed west facing rear garden grounds enjoy the sun all day and into the evening. There is a patio area ideal for placing garden furniture with steps leading down to an expanse of lawn surrounded by hedge and trees. There is also a useful garden shed and a gate that provides access to the front of the property.

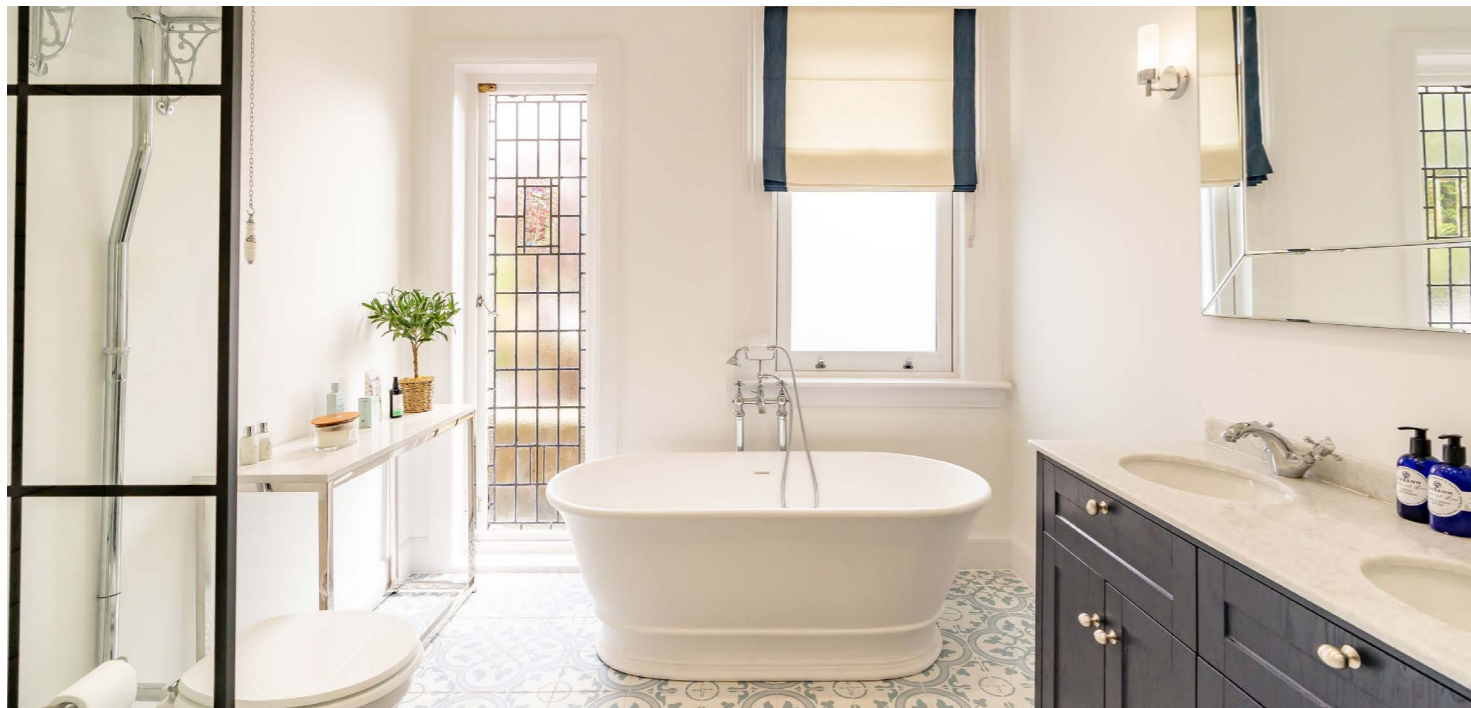
From the rear garden you can also get access to the full height basement level which has power and light installed.



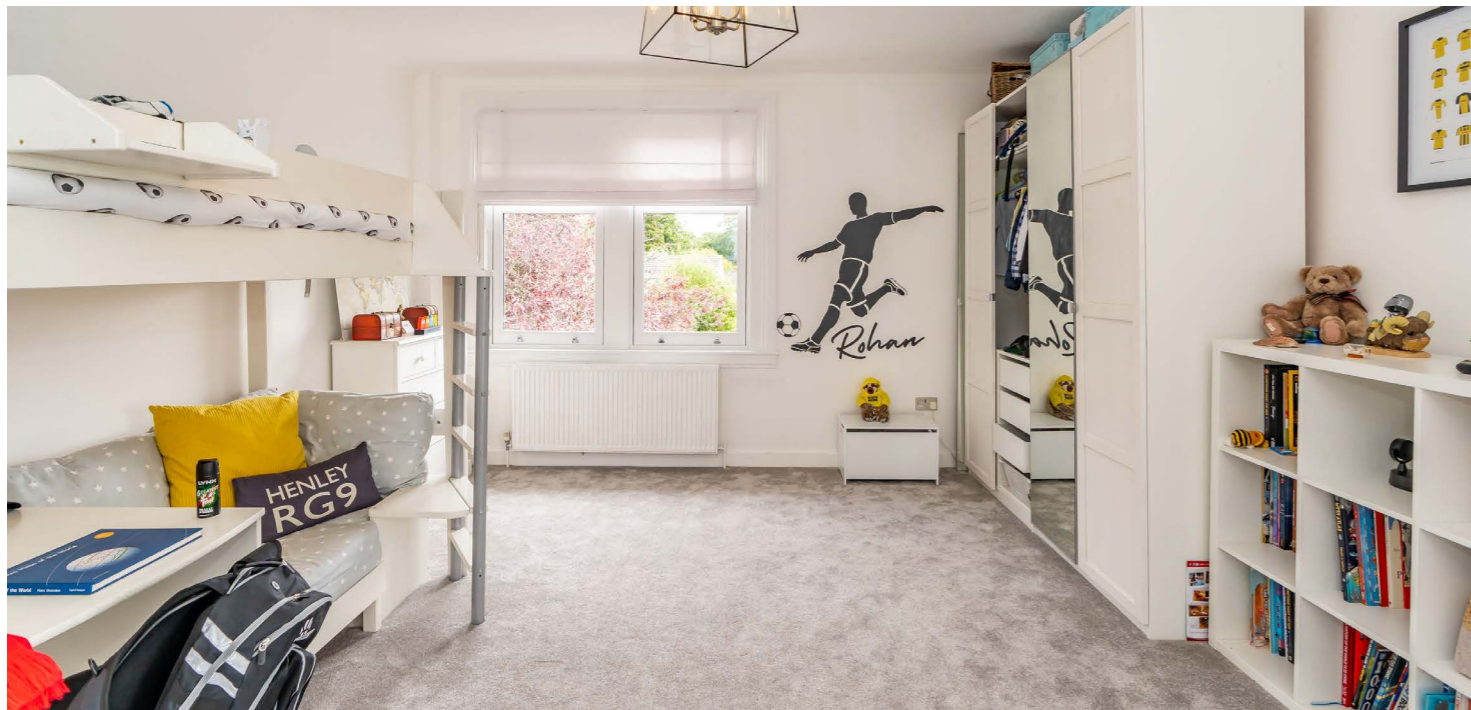


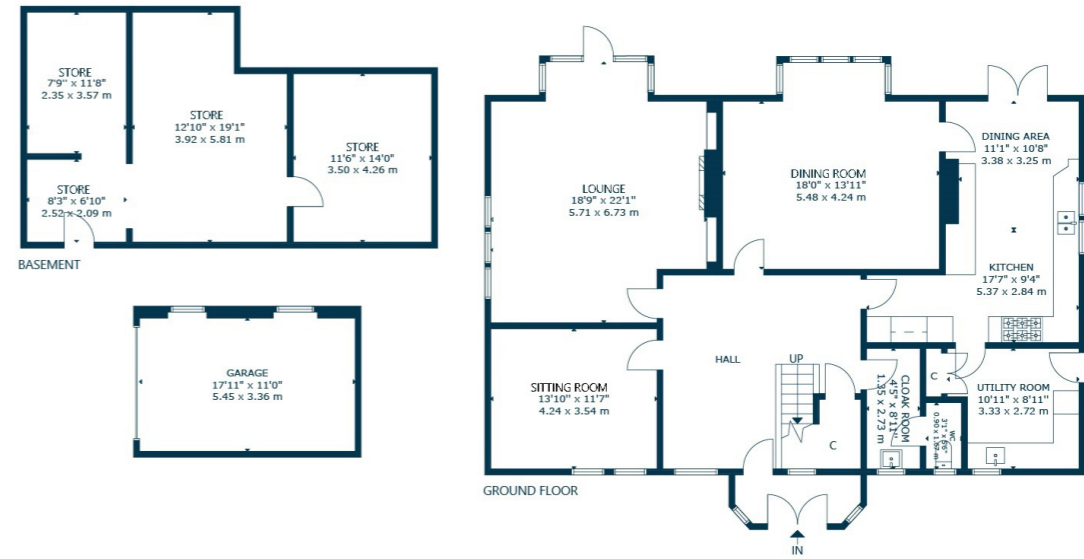
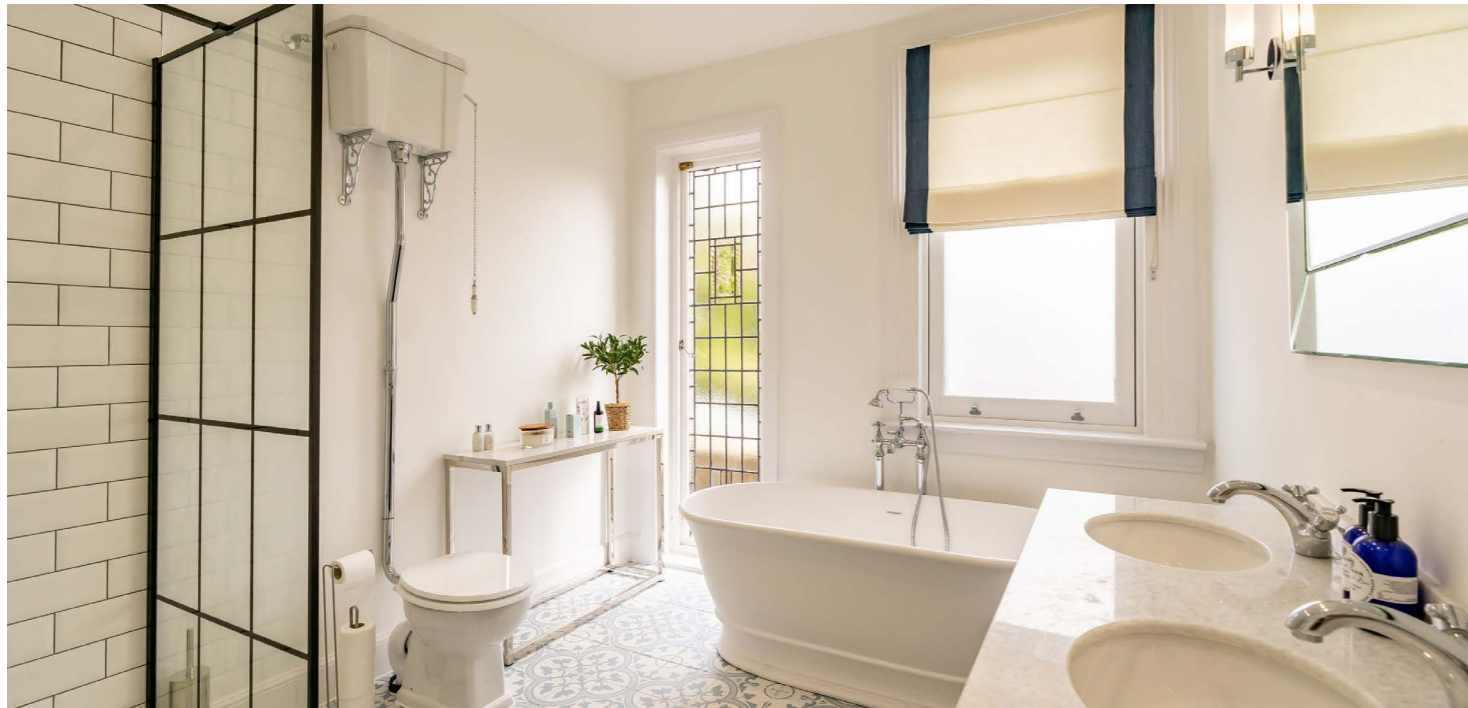












The property is extremely well placed for an extensive array of local amenities. Milngavie's pedestrianised town centre provides a wide selection of facilities and services, including banks, Post Office, restaurants, Marks & Spencer's Food Hall and Waitrose which is located in West Retail Park. Lennox Park lies near the centre of Milngavie and further recreational pursuits include a choice of sports centres/gyms, including the newly rebuilt 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 Muggdock 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.

BD3529 | Sat Nav: Dumgoyne , 10 Briarwell Road, Milngavie, G62 6AW

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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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