



7 CAULDSTREAM PLACE
MILNGAVIE

www.corumproperty.co.uk





3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

Occupying a generous sized plot, this beautiful three bedroom detached villa is set within a private cul-de-sac in a sought after pocket of Milngavie's Mains Estate.

The property is surrounded by expansive garden grounds. To the front, there is a beautiful lawn area decorated with an array of lovely flowers, plants and shrubs. There is also a generous driveway to the side, providing parking for a number of vehicles. The driveway leads to a single garage complete with lights, electric power sockets and has been recently roofed.

The accommodation on offer comprises:- a welcoming reception hallway, with storage cupboards, an open plan living and dining space, and a front facing lounge, overlooking the garden and featuring large windows and an electric fire. Open plan to the lounge, there is a formal dining area. There is a good sized kitchen, incorporating an integrated gas hob and electric oven and wall and base mounted storage units.

The property has three bedrooms, two upstairs and one downstairs. The upstairs master bedroom, the downstairs bedroom and the kitchen all enjoy beautiful views of the Campsie Fells. There is also a shower room and toilet downstairs. The downstairs bedroom is currently utilised as a study. Upstairs, there is also a family bathroom featuring an attractive three piece suite.

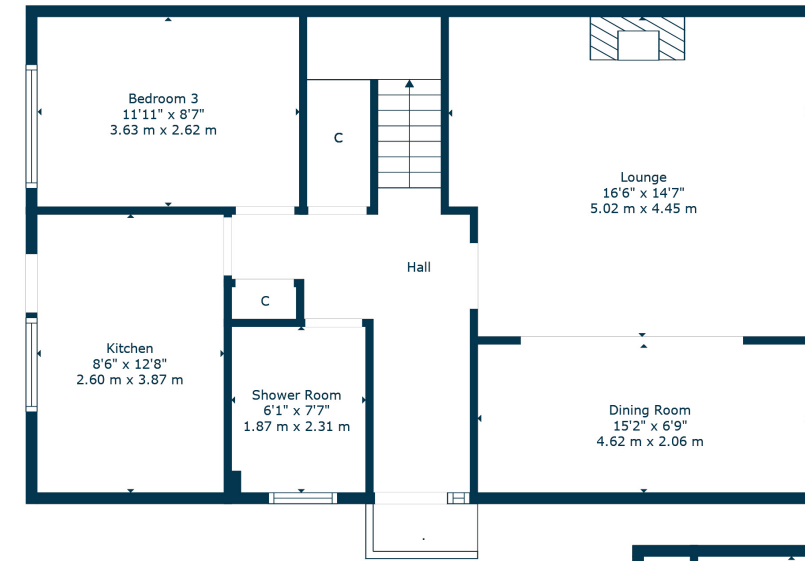
The property is further enhanced by gas central heating, which is controlled by a Hive system, double glazing and security alarm system. The electrics were also upgraded in 2022.

Outside, the private and enclosed rear garden is mainly laid to lawn and surrounded by trees and timber fencing. There is a useful shed for storage and a patio area ideal for entertaining. There is an electric vehicle charge point on the outside wall of the house facing the drive.

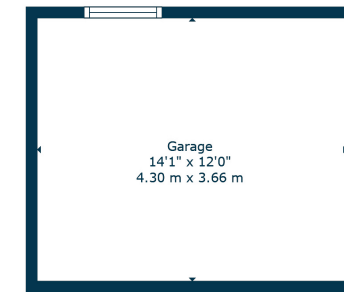




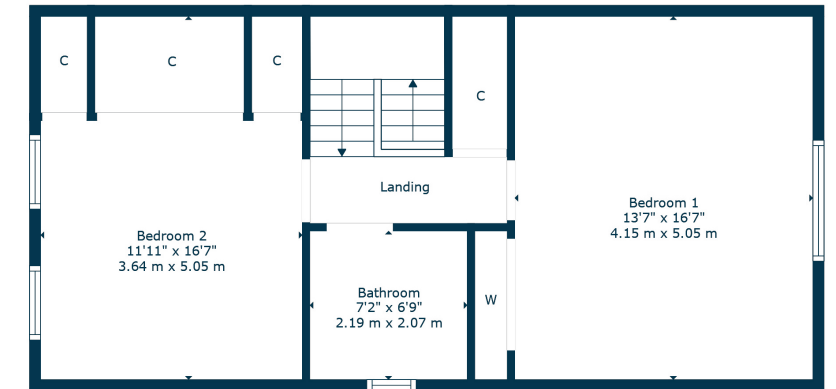




Floor 2



Floor 1



Floor 3



The property is extremely well placed for an extensive array of local amenities with the nationally recognised facilities of Douglas Academy also located nearby. 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.

BD3634 | Sat Nav: 7 Caudstream Place, Milngavie, G62 7NL

For the full home report visit www.corumproperty.co.uk

* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



WE'RE **SOLD** ON
YOUR FUTURE



Corum Bearsden
1 Canniesburn Toll, Bearsden, G61 2QU

Tel: 0141 942 5888

Email: bearsdenenq@corumproperty.co.uk

www.corumproperty.co.uk