



**10 CRAIGTON ROAD**  
MILNGAVIE

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

An extremely stylish, and immaculately presented three bedroom semi-detached home, situated conveniently for Milngavie village centre and train station, and perfectly positioned to take full advantage of the superb range of recreational pursuits available in Mugdock Country Park and close by West Highland Way. The home is found in true turnkey condition and boasts a generous gated driveway, and a beautifully presented rear garden that offers an enclosed, private and easily maintained outdoor space.

In full this fantastic family home comprises; entrance vestibule into welcoming reception hallway, generous lounge to the front with an attractive outlook, dining room with lovely outlook over the rear garden, superb and stylish modern galley style kitchen with a range of base and wall mounted units including clever 'stacked' utility provision, and access out to the rear gardens. Stairs lead up to the upper landing where there is a trendy family bathroom with three-piece suite and shower over bath, two generous double bedrooms, and a smaller single bedroom to the front. There is a floored and lined attic space accessed by ladder.

The specification includes gas central heating and double glazing throughout.

Externally the property has a large gated driveway with space for two vehicles, and a lovely enclosed low maintenance rear garden. The property's position affords an open outlook to both the front and rear, aiding light and privacy.





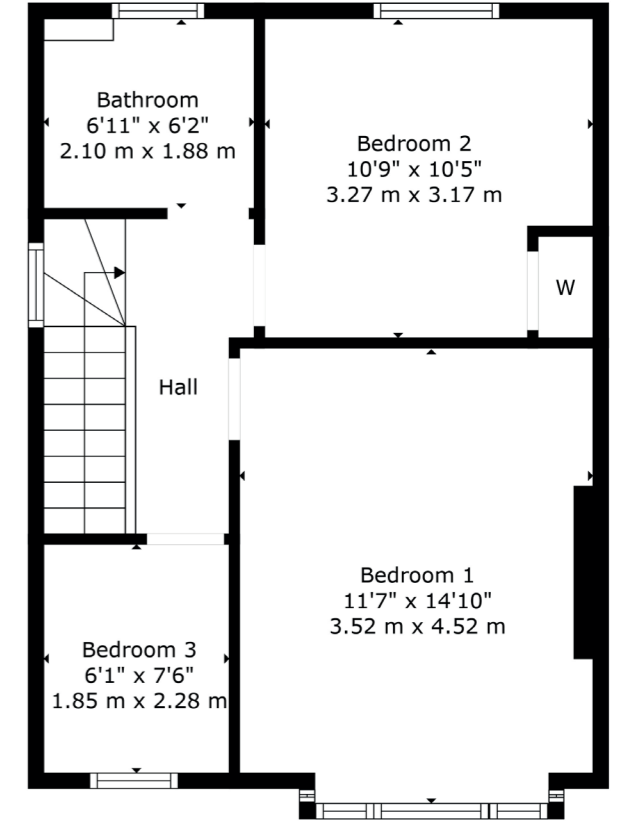
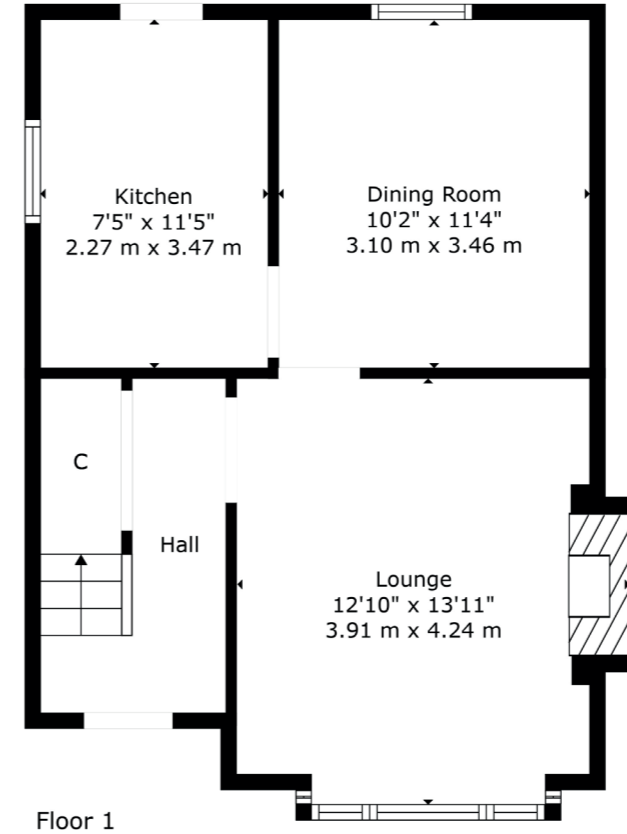












The property is extremely well placed for an extensive array of local amenities. Milngavie's pedestrianised town centre provides a wide selection of facilities and services, including banks, Post Office, restaurants, Marks & Spencer's Food Hall and Waitrose. Lennox Park lies near the centre of Milngavie.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

**BD3666** | Sat Nav: 10 Craighton Road, Milngavie, G62 7JJ

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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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