



**19 DOUGALSTON AVENUE**  
MILNGAVIE

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**4 | BEDROOMS**

**3 | BATHROOMS**

**3 | PUBLIC ROOMS**

**Situated on an elevated plot within Douglaston Avenue and enjoying superb views to the Douglaston Woods, this impressive, attractive, detached bungalow has a beautiful location, surrounded by woodland and wildlife.**

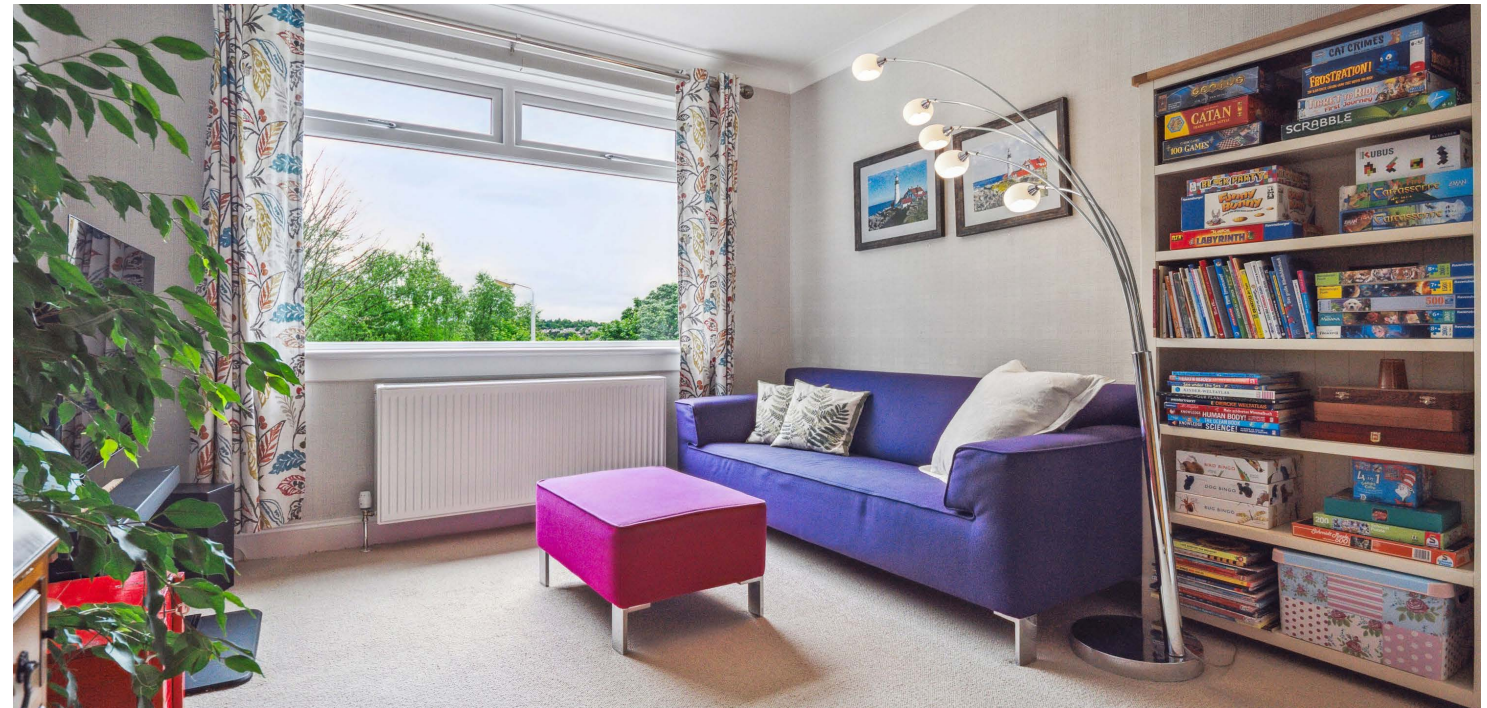
Providing flexible family accommodation over two levels, the property offers four bedrooms and three public areas. The accommodation, in full, comprises:- an entrance vestibule, leading to an open reception hallway, with snug/sitting room off, lovely front facing lounge, featuring a bay window and a wood burning stove, and a principal bedroom, looking onto the rear garden, with an en-suite, including walk-in shower, sink, within vanity unit and WC. Also, off the hallway, is a dining room, with bifold doors, which can be opened to create an open plan space but can also be closed off for privacy. The views out to the Douglaston Estate from here are simply stunning. Completing the ground floor accommodation, is a good sized, contemporary, grey, shaker style kitchen, incorporating integrated appliances, including induction hob, extractor fan, combi microwave/oven and a second oven.

A wooden staircase leads to the upper level landing, where there is a skylight, storage cupboard and access to a further three bedrooms. Bedroom two is a large double, with fitted wardrobes and an en-suite, featuring a bath, sink and WC. Bedroom three also benefits from fitted wardrobes and storage space within the eaves. The fourth bedroom features a Velux window, with triple glazing. Finally, there is a shower room, featuring a sink, within vanity unit, WC and chrome heated towel rail.

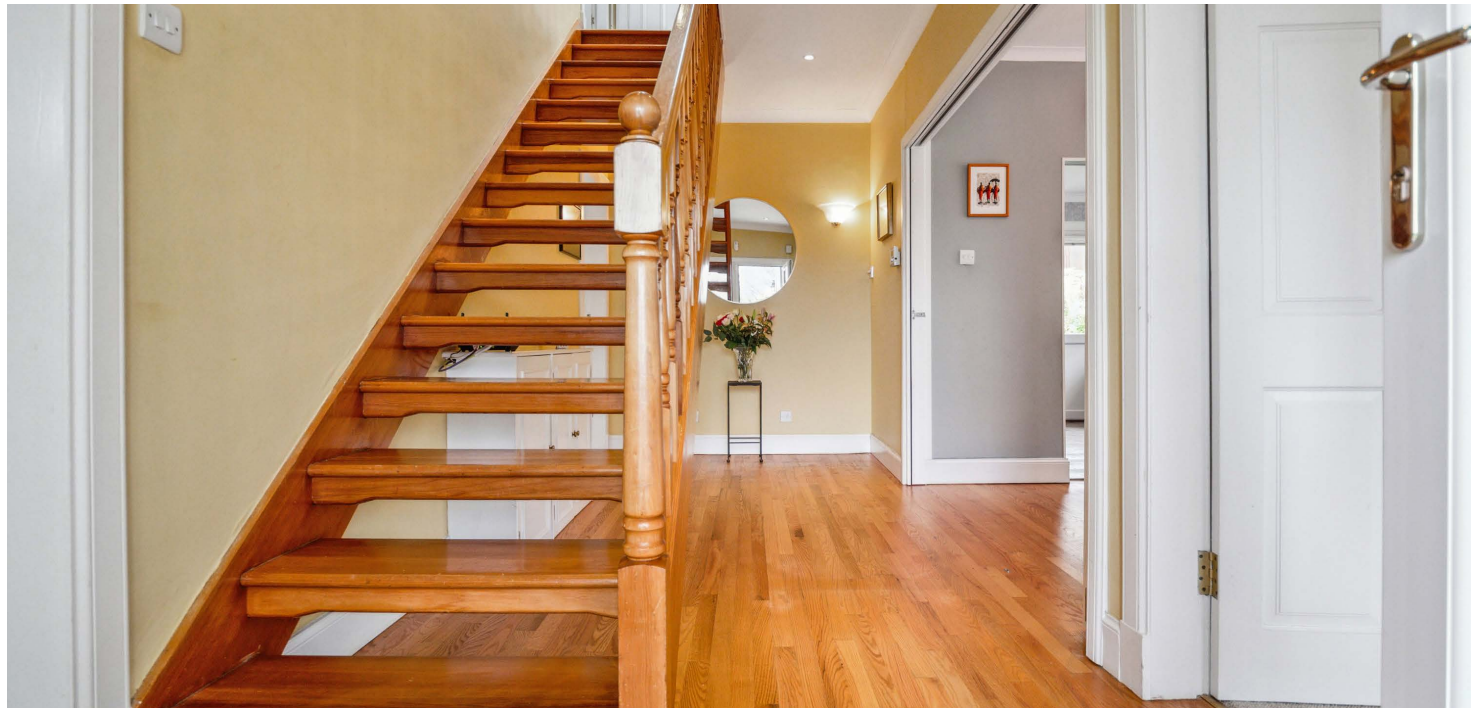
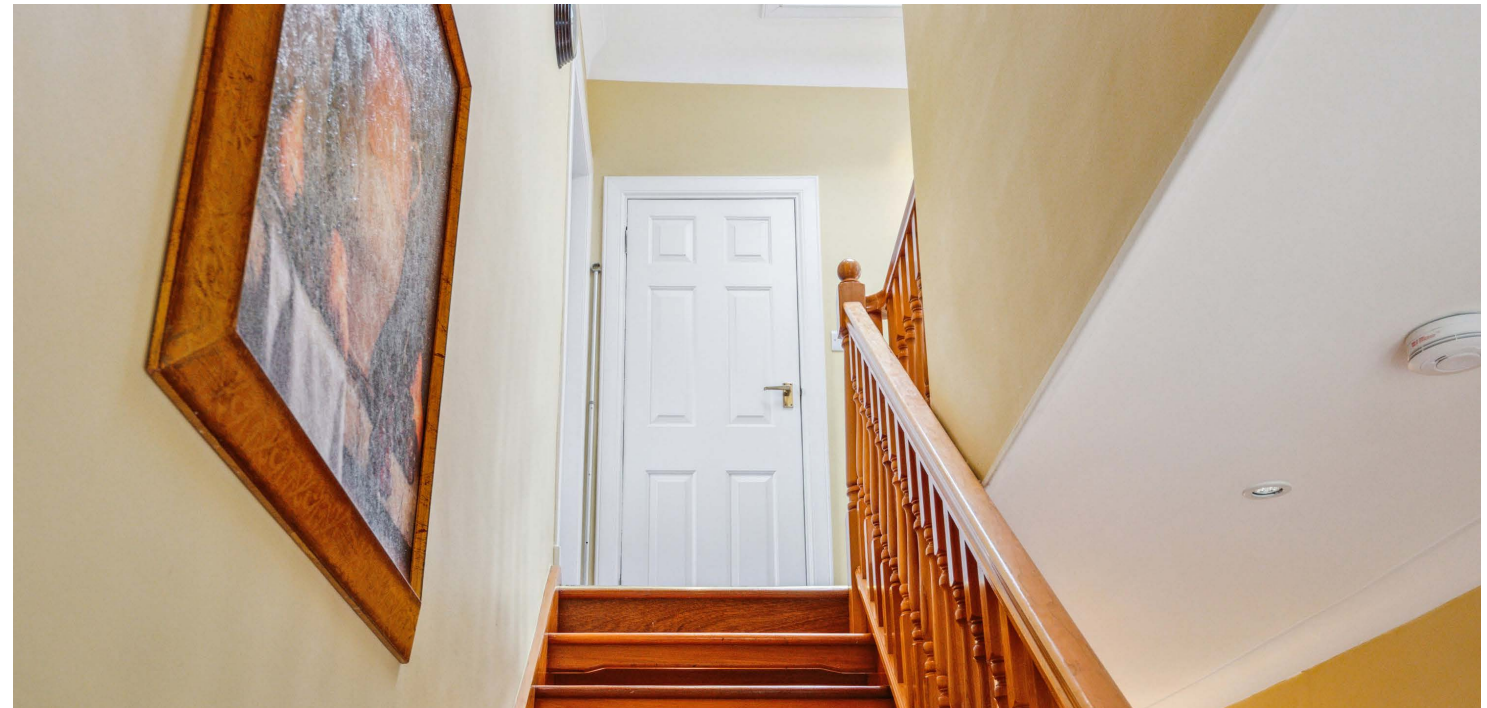
The property is further enhanced by a heat pump, which provides hot water and heating, helping to reduce energy bills.

Externally, there are fantastic mature garden grounds to the rear, with an expansive area featuring a lawn, two apple trees and a plum, pear and grape tree. There are also patio areas, ideal for placing garden furniture to enjoy al-fresco dining. In addition, there are two sheds and a large monoblocked, private driveway, which can be accessed via a lane to the rear. There is also a useful summer house, with power and internet connection, providing the perfect space for home working. To the front of the property, there is a patio area and lawn, surrounded by plants and shrubs. The play park across from the property has also recently been refurbished and is a great place to entertain small children.





























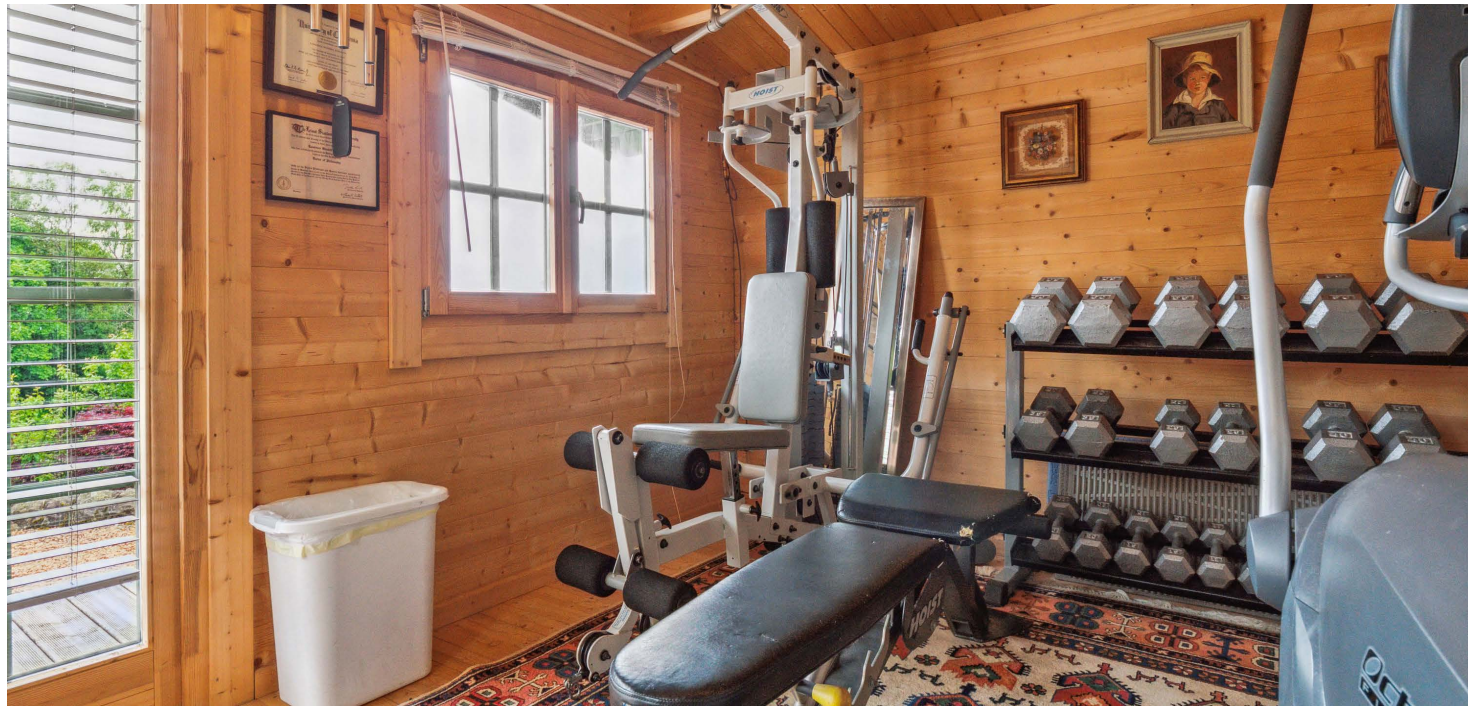
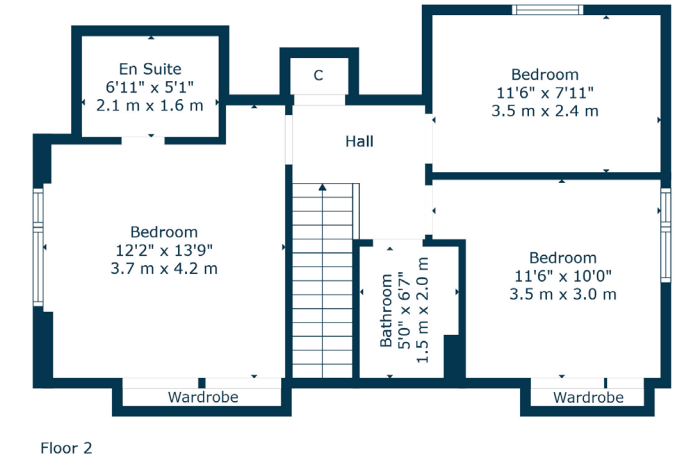
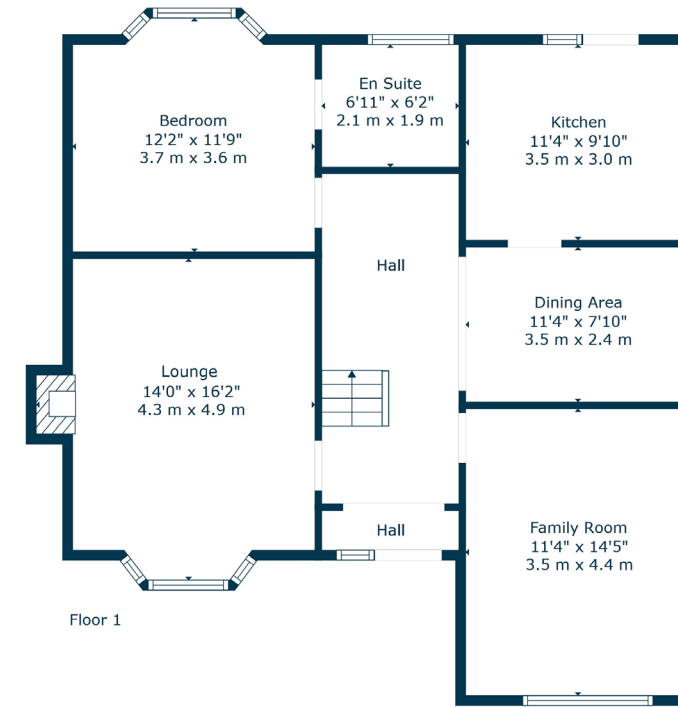












The property is extremely well placed for an extensive array of local amenities. Milngavie's pedestrianised town centre provides a wide selection of facilities and services, including banks, Post Office, restaurants, Marks & Spencer's Food Hall and Waitrose. Lennox Park lies near the centre of Milngavie.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

**BD3604** | Sat Nav: 19 Dougalston Avenue, Milngavie, G62 6AP

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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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