



22 LEARMONT PLACE
MILNGAVIE

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3 | BEDROOMS

2 | BATHROOMS

1 | PUBLIC ROOM

A superb and immaculately presented three-bedroom mid terraced home located on this peaceful cul-de-sac within the popular and convenient Clober district of Milngavie.

The property is ideally placed in close proximity to all local amenities and transport links in Milngavie village and falls into the school catchment for the sought after Clober primary and Douglas Academy secondary. In full the accommodation comprises: reception hallway with WC off, large and immensely bright lounge with double aspects to the front and rear, modern well equipped kitchen with wall mounted and base units, useful downstairs storage off, and access out to the rear gardens. Upstairs there are three spacious bedrooms, the principal with fitted wardrobes and a well appointed family bathroom with three piece suite WC, sink, and bath with overhead shower completes the accommodation.

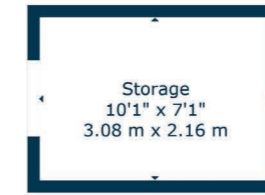
The property is further enhanced with neutral décor, gas central heating and double glazing throughout.

Externally the property features a large driveway to the front and superb large private and enclosed rear garden grounds which are mainly laid to lawn with good sized raised decking and outhouse.

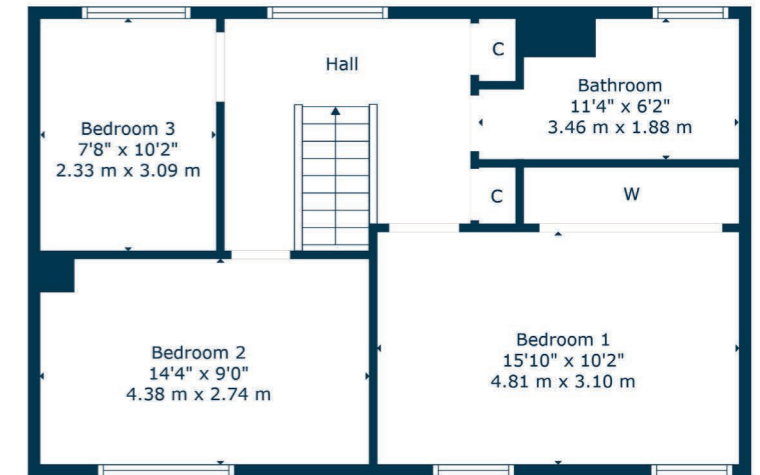
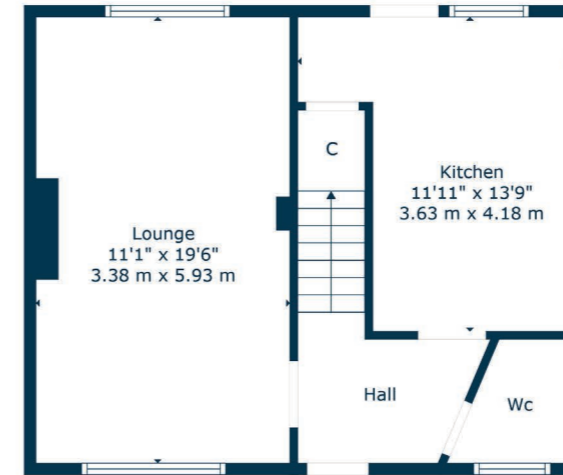








Ground Floor



Floor 1

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.

BD3682 | Sat Nav: 22 Learmont Place, Milngavie, G62 7DT
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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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