



14 VIVIAN AVENUE
MILNGAVIE

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

This charming and extremely attractive traditional detached bungalow is conveniently located within walking distance to Milngavie village and railway station.

The property offers an adaptable and spacious layout and has been well looked after, however, now requires a degree of modernisation, giving any buyer the opportunity to personalise.

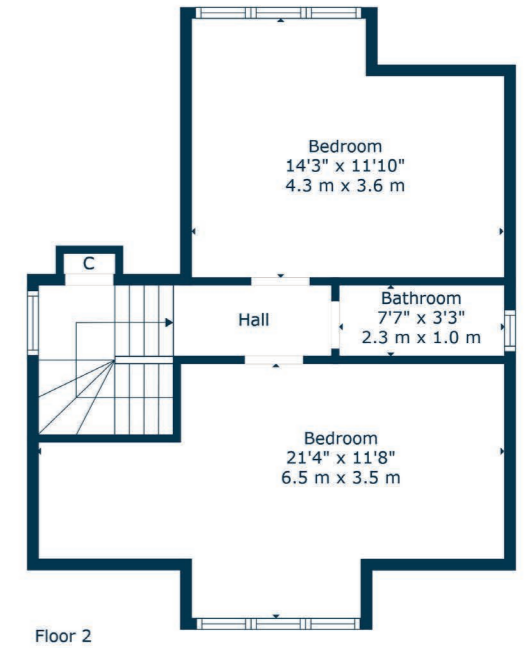
In summary, the versatile accommodation comprises:- entrance vestibule, good sized reception hallway, a particularly spacious lounge to the front, with an impressive, dual aspect, bay window formation and fireplace, a good sized dining room, with bay window to the rear of the property, a galley style kitchen, with access to the side of the property, generously proportioned double bedroom to the front of the house, with bay window, a further good sized double bedroom to the rear and, completing the lower accommodation, a family bathroom. Stairs lead to the upper floor, where there are two further double bedrooms and a second bathroom. The property further benefits from gas central heating and double glazing.

Externally, the property boasts lovely mature gardens, to both front and rear, with the rear garden being of a particularly good size and extremely private. There is a gravelled drive, providing space for multiple vehicles and leading to a detached garage.









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, 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.

BD3699 | Sat Nav: 14 Vivian Avenue, Milngavie, G62 6DW

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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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