



4 BRIARWELL LANE
MILNGAVIE

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5 | BEDROOMS

4 | BATHROOMS

5 | PUBLIC ROOMS

This wonderful family home is located on an exclusive and highly private cul-de-sac, set within a sizeable, and secluded plot. Conveniently placed for Milngavie village centre and access to the countryside, this superb home delivers a highly adaptable layout via nine generous apartments and includes a stunning bay windowed glassed roof conservatory, with an attractive outlook, and beautifully landscaped, fully enclosed, well stocked, rear gardens, providing a balance of both lawn and stone patio areas. The garden also boasts an extremely useful fully functioning garden room that is currently utilised as a home office with power, light and internet connection, and additional storage shed. To the front there is a large gated driveway providing excellent off street parking and integral double garage.

Internally, the property has been beautifully designed and decorated to a high standard and has been meticulously maintained by our clients. Delivering true walk in accommodation, this commanding home comprises; entrance vestibule into an impressive hallway, with feature staircase, superb wall panelling along with under stair storage, formal lounge with doors leading to the conservatory which is extremely generous in proportion, has a replacement K Glass roof, and provides access out to the rear gardens, a quite superb and immensely stylish newly replaced dining sized kitchen with a range of base and wall mounted storage, solid countertops, integrated high spec appliances, ample space for dining, and separate utility area, a formal dining room that is currently utilised as an additional bedroom, large and extremely useful guest room that comprises a large double bedroom with plentiful storage and dressing or lounge area separated by pocket doors, and downstairs cloakroom WC. There is also a laundry room accessed externally. A striking staircase leads up to a generous upstairs landing, a tremendous principal suite of vacuous proportions with large lounge or dressing area, well appointed and spacious ensuite shower room, generous bedroom area, and balcony off, beautiful, fully tiled bathroom, finished in stone, with large feature bath, two further double bedrooms, a large and particularly bright family room/lounge which could be utilised as a further bedroom, as required, with a substantial terrace style balcony, accessed from the sitting room, delivering outstanding views, and an additional shower room WC completes the upper accommodation.

The specification includes gas central heating and double glazing.

A truly special family home, commanding a wonderfully private and secluded position, located conveniently for a plethora of amenities, recreational purists and schooling.





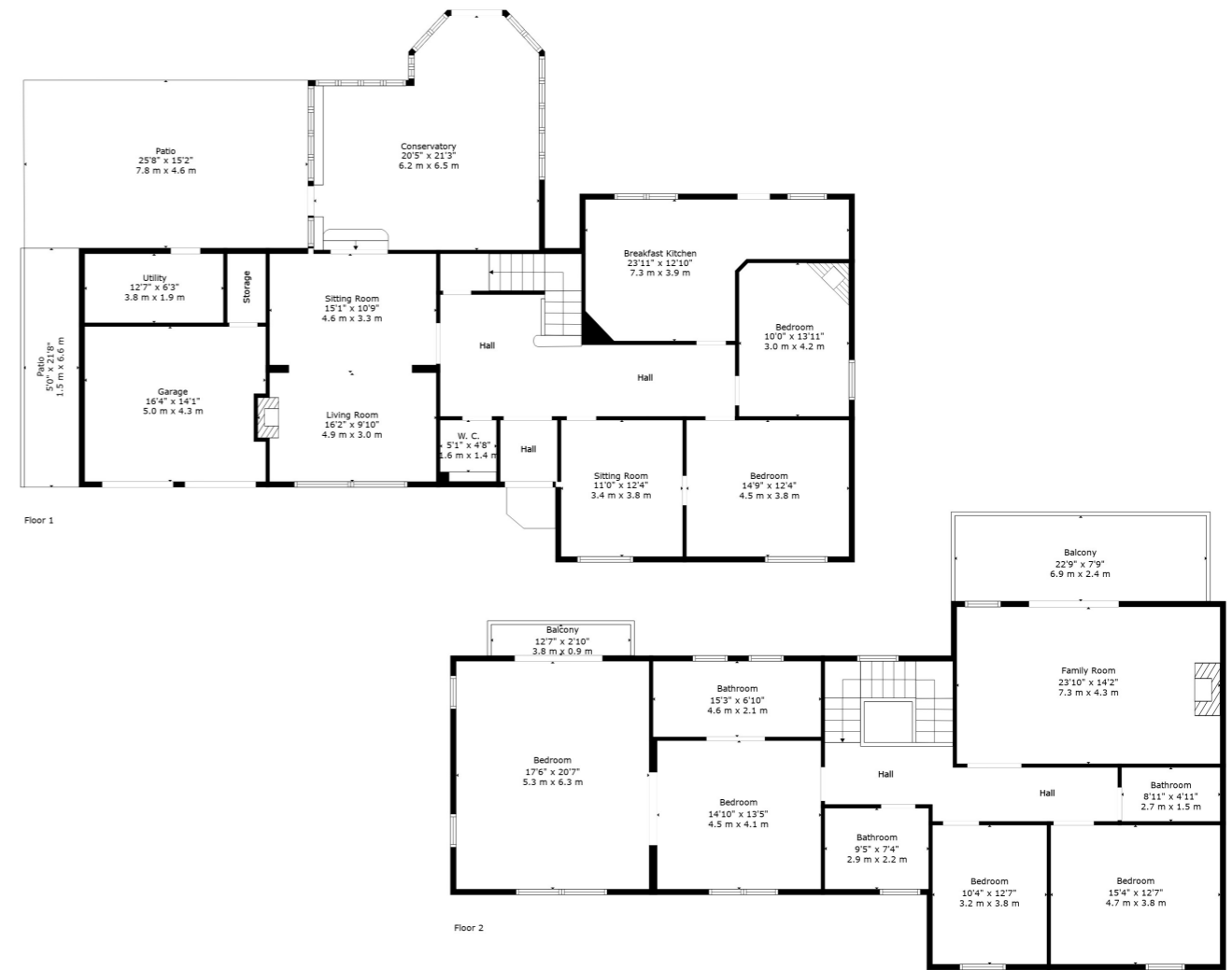












The property is extremely well placed for an extensive array of local amenities. Milngavie's pedestrianised town centre provides a wide selection of facilities and services, including banks, restaurants, Marks & Spencer's Food Hall and Waitrose. Lennox Park lies near the centre of Milngavie. Further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

BD3749 | Sat Nav: 4 Briarwell Lane, Milngavie, G62 6BB

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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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