



4 BALLAGAN PLACE
MILNGAVIE

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2 | BEDROOMS

2 | BATHROOMS

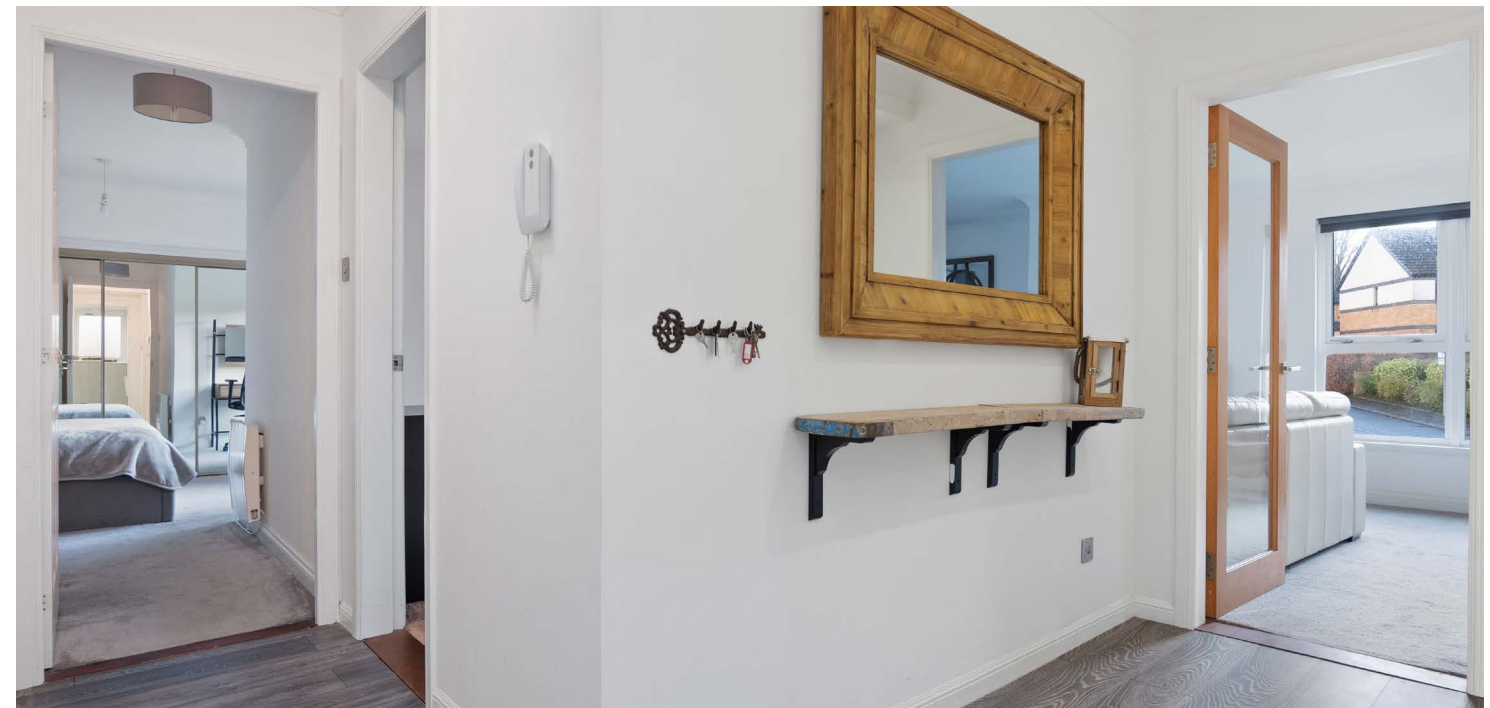
1 | PUBLIC ROOM

An immaculately presented two-bedroom modern apartment commanding a prime first floor position within this attractive modern block located in the enviable Mains Estate which is close by to Douglas Academy, and around the corner from Mains Estate Park which is perfect for families, and for dog walking.

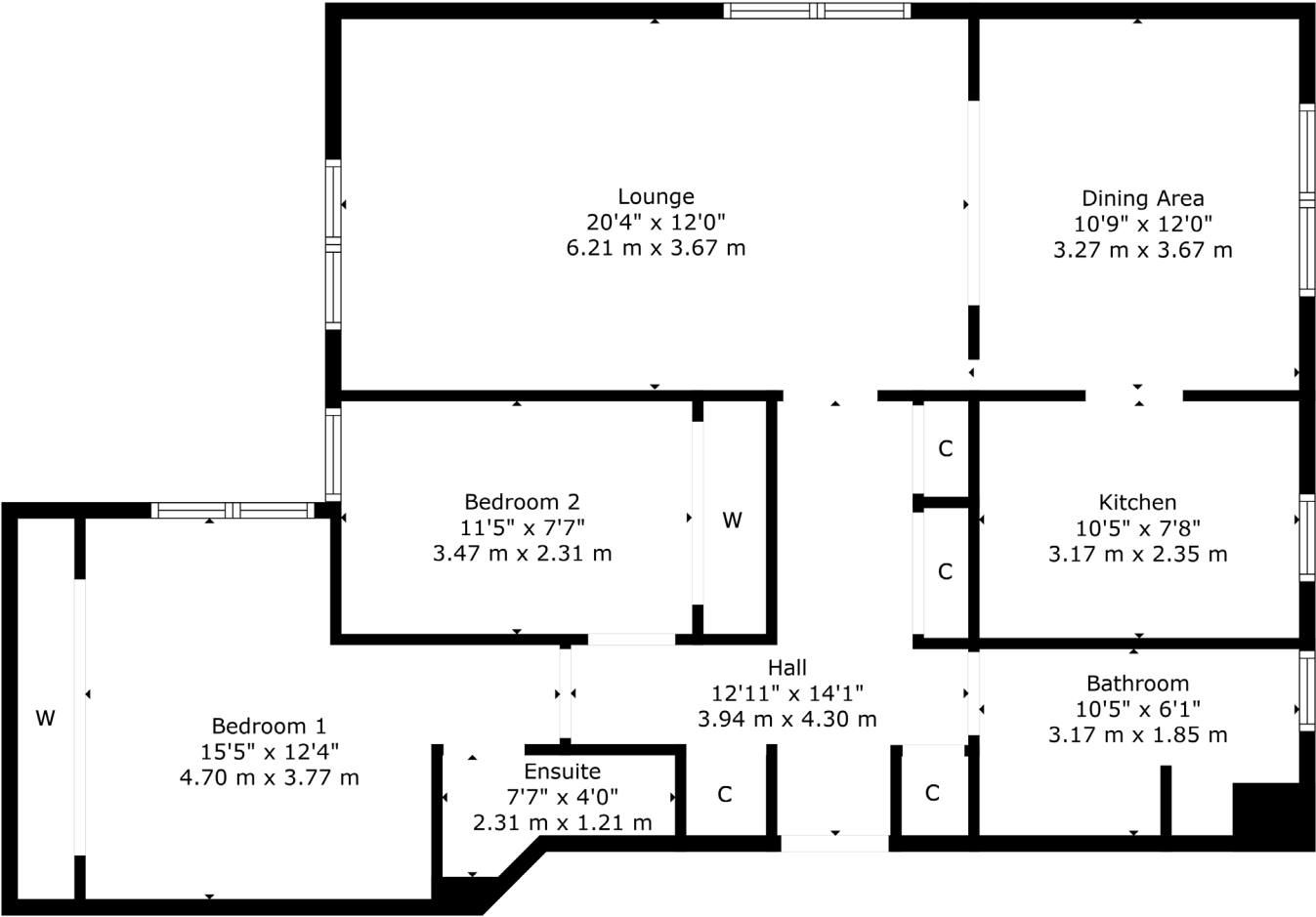
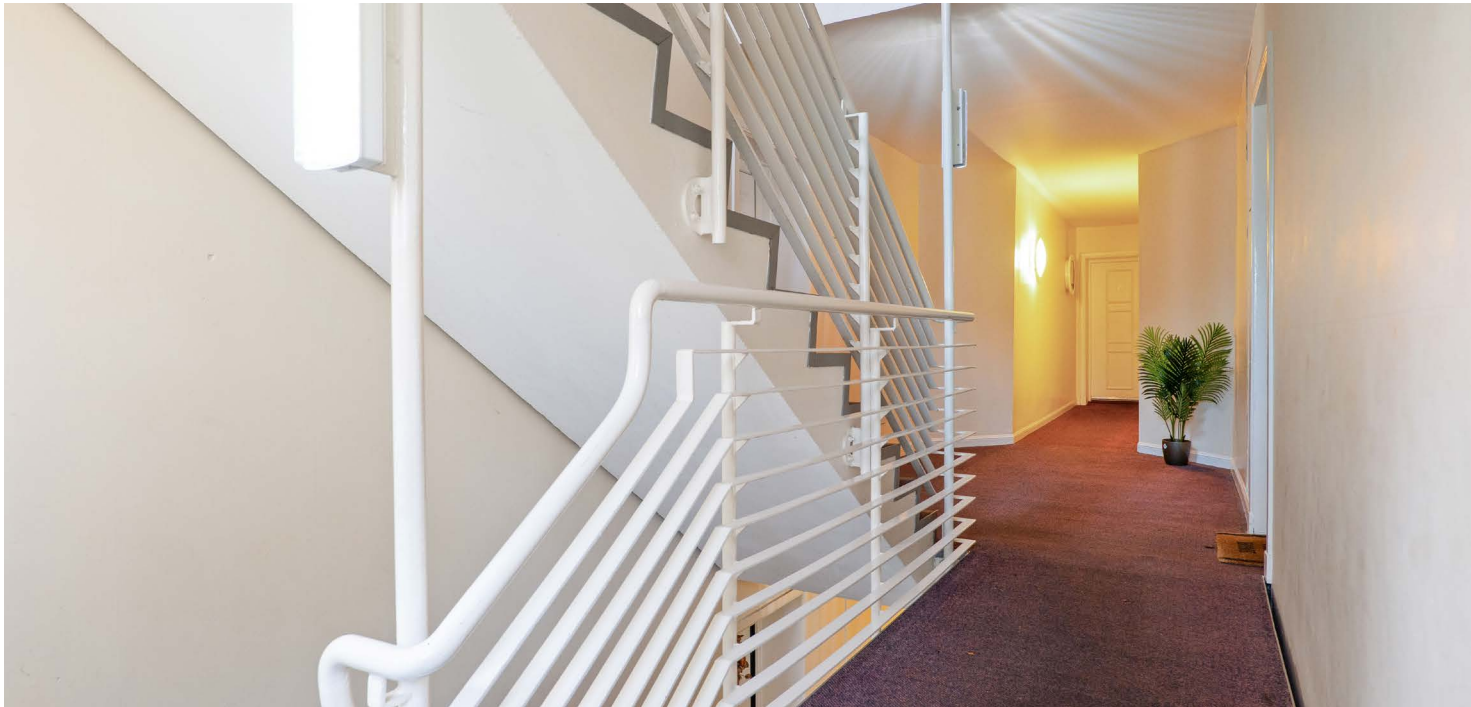
This smartly presented property boasts generous accommodation, residents parking, double glazed windows throughout and modern electric heating.

The subjects comprise secure entry into well-kept communal hallway and stair to all levels, reception hallway with multiple storage cupboards off, bright and large dual aspect principal lounge and open planned dining room, well equipped modern kitchen with a range of base and wall mounted units, main bathroom with three piece suite and shower over bath, main double bedroom with integrated wardrobes and ensuite shower room, and lastly bedroom two which of good double proportion and boast integrated wardrobes.

The property sits within a quiet and peaceful cul-de-sac and is conveniently located close to a plethora of local amenities, supermarkets, restaurants, and transport links.







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.

BD3791 | Sat Nav: 4 Ballagan Place, Milngavie, G62 7RQ

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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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