



12 NORTH DUMGOYNE AVENUE
MILNGAVIE

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Located in Milngavie's sought after Clober district conveniently situated for access to Milngavie village centre and train station, and perfectly positioned to take full advantage of the superb range of recreational pursuits available in Mugdock Country Park and close by West Highland Way, this superb and professionally extended three bedroom semi-detached home.

The home is found in true turnkey condition and boasts a generous driveway, attached garage with power and light, and beautifully presented rear gardens. The rear of the house and gardens are particularly private.

In full this fantastic family home comprises; welcoming reception hallway, generous lounge to the front leading to the dining room, both rooms have hardwood oak flooring. There is an additional family room to the rear with lovely outlook over the rear garden, superb and stylish modern kitchen with a Neff cooker and a range of base and wall mounted units and access out to the rear gardens, utility space and downstairs shower room completes the lower accommodation. Stairs lead up to the upper landing where there is a family bathroom with three-piece suite, two generous double bedrooms, and a smaller bedroom to the front. There is an attic space accessed by ladder.

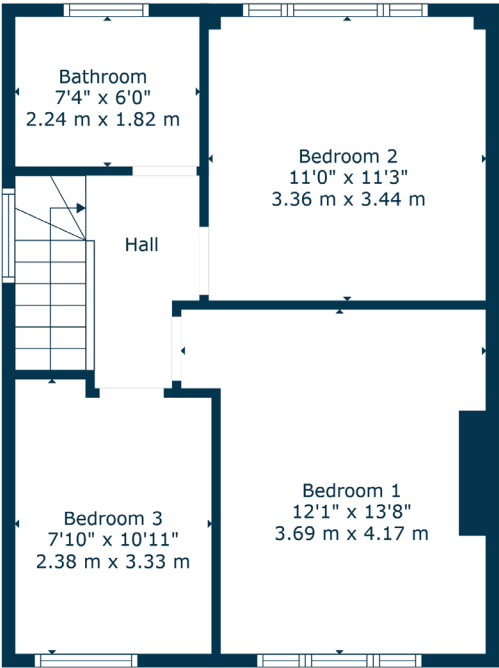
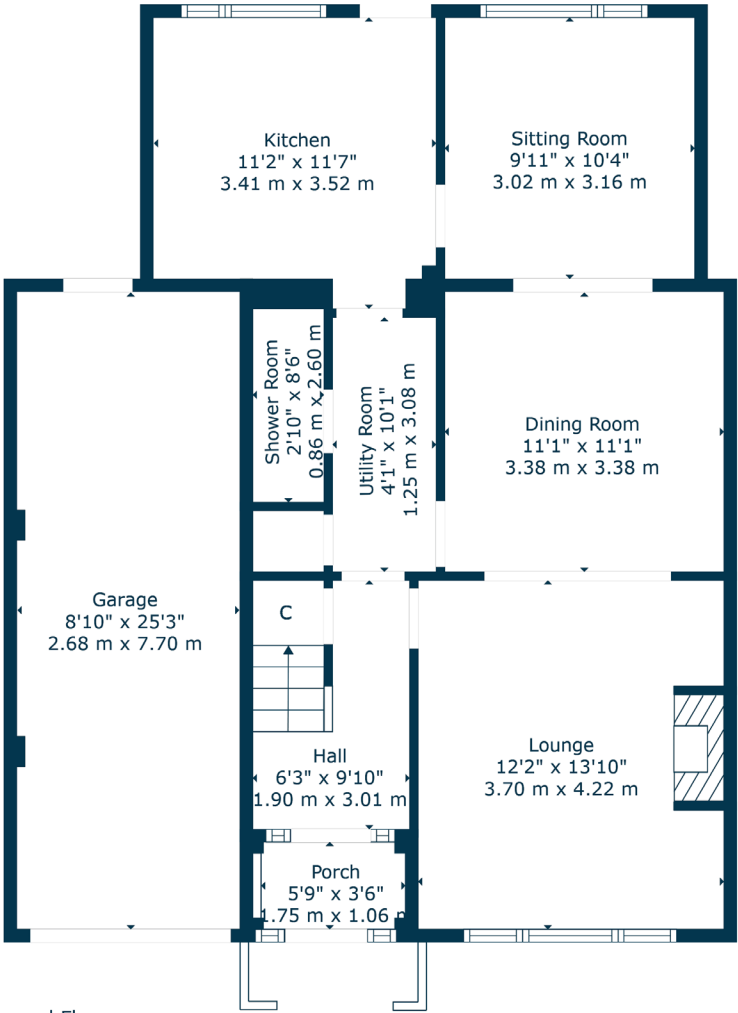
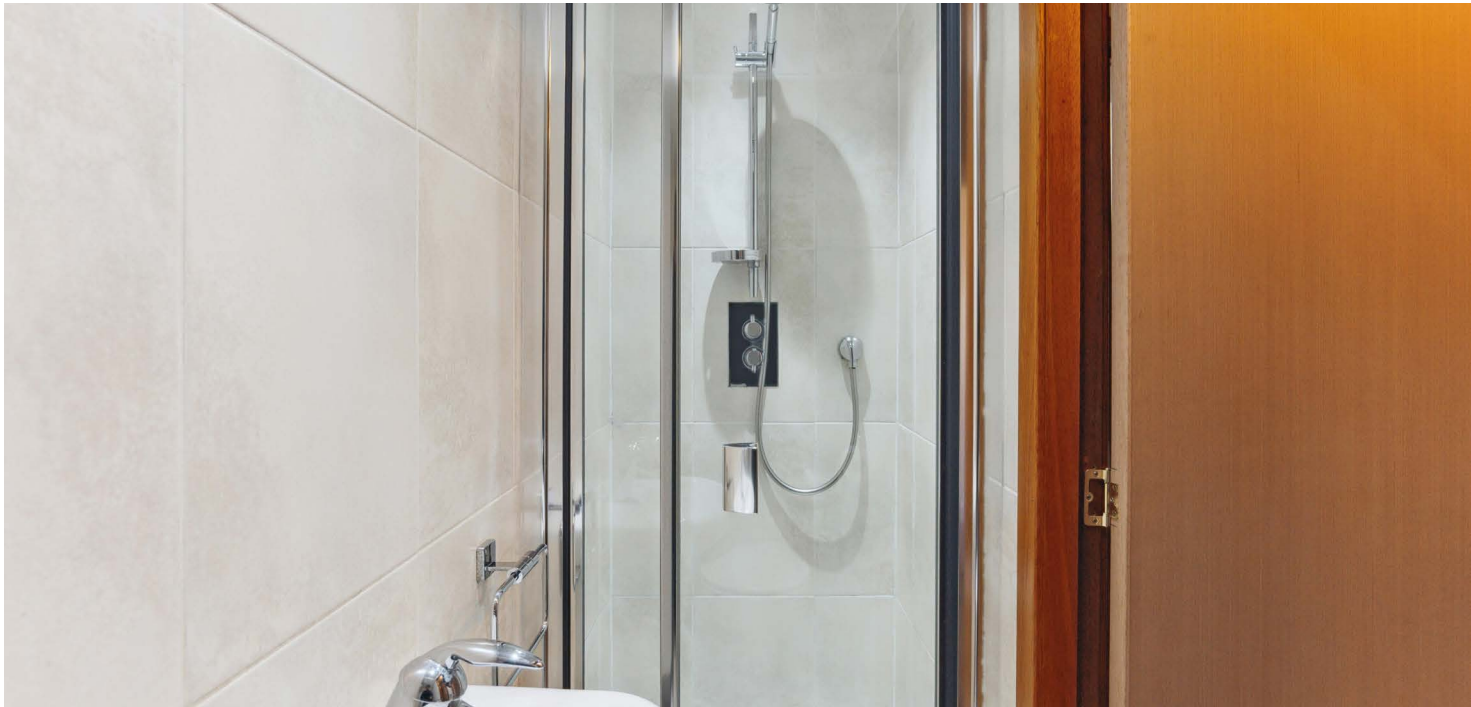
The specification includes gas central heating and double glazing throughout.

There is access to a cellar space from the rear garden affording easy access for any future maintenance requirements.









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.

BD3784 | Sat Nav: 12 North Dumgoyne Avenue, Milngavie, G62

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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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Corum Bearsden
1 Canniesburn Toll, Bearsden, G61 2QU

Tel: 0141 942 5888

Email: bearsdenenq@corumproperty.co.uk

www.corumproperty.co.uk