



**26 TAMBOWIE AVENUE**  
MILNGAVIE

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**3 | BEDROOMS**

**2 | BATHROOMS**

**2 | PUBLIC ROOMS**

Located within the catchment area for Clober Primary School and Douglas Academy, this attractive, generously proportioned, three bedroom semi detached villa benefits from enclosed gardens to the front, side and rear.

The accommodation comprises:- side entrance porch, with wc off, featuring a window to the side, wc and whb, reception hallway, with cupboard and staircase off to upper apartments, dining room, featuring fitted display cabinet and benefitting from patio doors to the side garden and a window to the front, lounge, with lovely fireplace and fitted display alcove and fitted kitchen, featuring a main window and small feature window, and an archway through to a utility area located beside the rear door. There is also a pantry off the utility area.

A return flight staircase, with a window at the half landing, leads to the upper landing, which, in turn, provides access to three double bedrooms, two with fitted wardrobes and one with feature fireplace. Finally, there is a family shower room, with shower enclosure, wc, whb and fitted towel rail.

The property benefits from gas central heating and double glazing.

A wide pathway leads to the front door, which is located to the side of the property. The front, side and rear gardens all have grass areas, with a variety of plants, shrubs and small trees. There is a wooden pergola within the side garden, adjacent to the patio doors from the dining room. To the rear, there is a garden shed and a drying area.





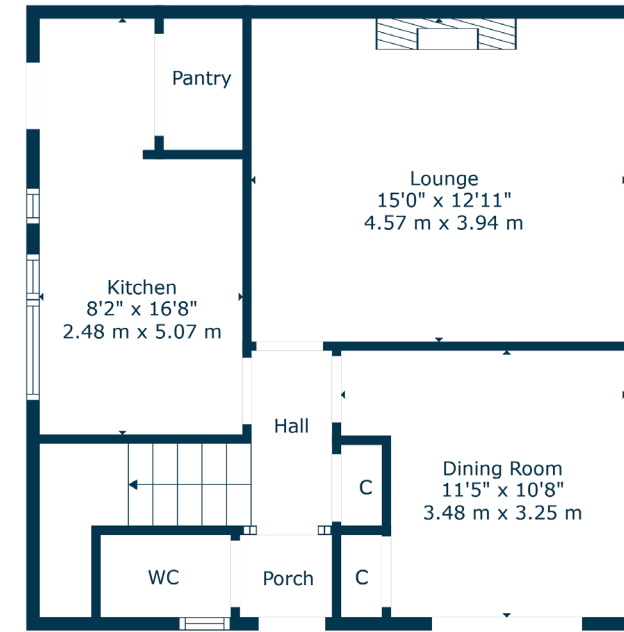
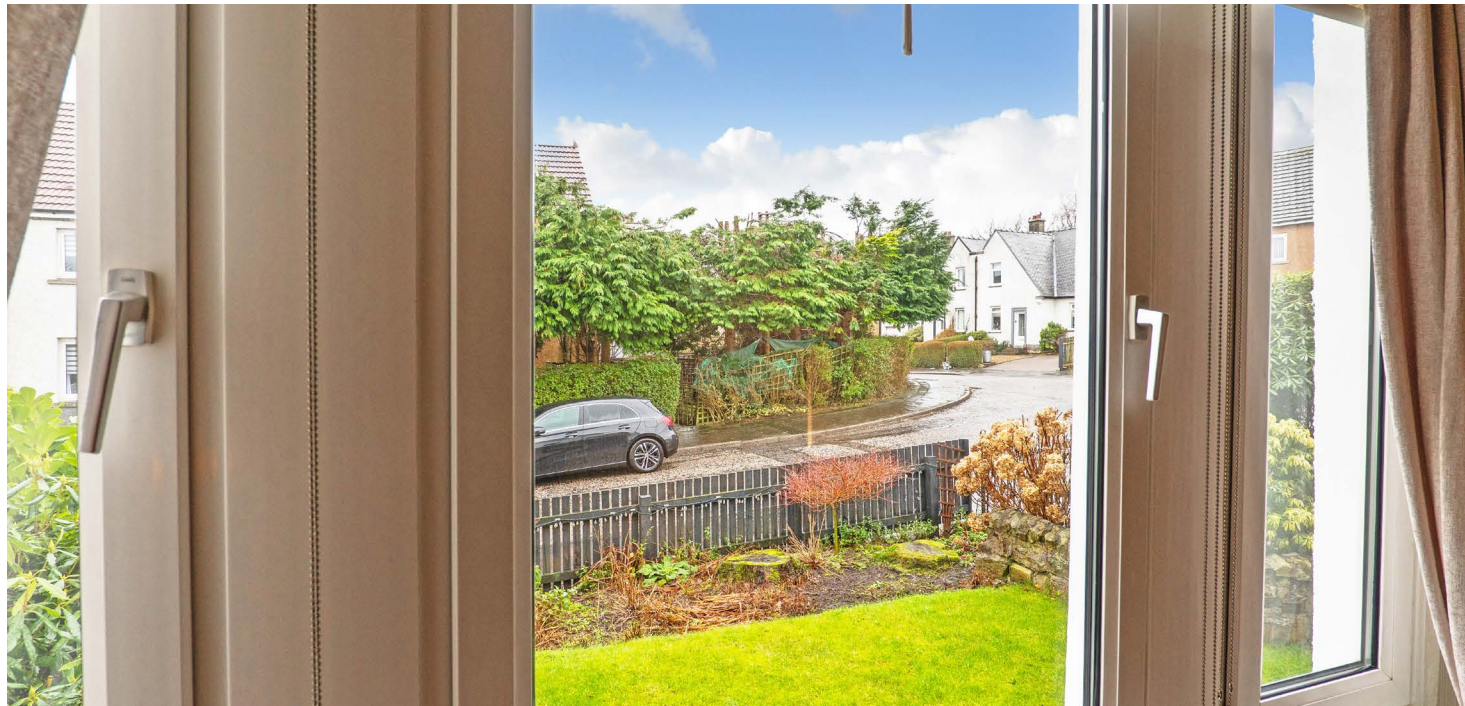




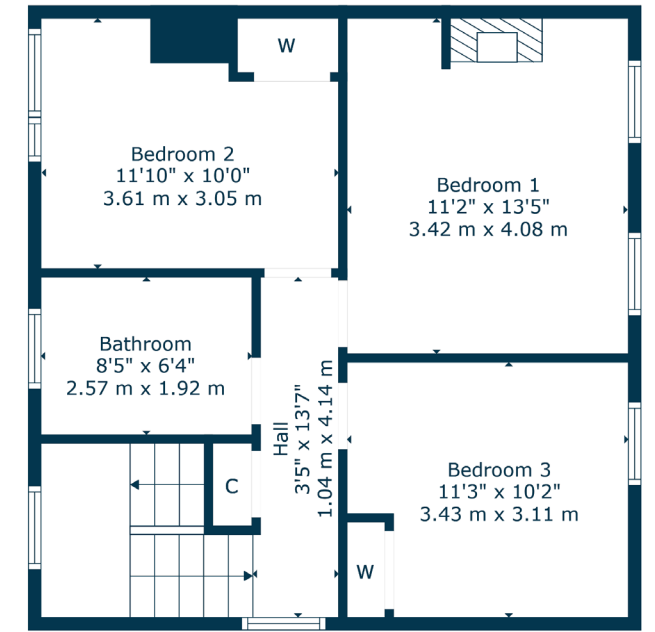








Ground Floor



1st Floor

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.

**BD3798** | Sat Nav: 26 Tambowie Avenue, Milngavie, G62 7AN

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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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