



**47 BREADIE DRIVE**  
MILNGAVIE

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**3 | BEDROOMS**

**2 | BATHROOMS**

**3 | PUBLIC ROOMS**

**This exceptional family home enjoys truly superb rear gardens, spacious and well-maintained accommodation over two levels and an extremely popular address, conveniently located close to amenities and recreational pursuits. The property boasts large mono bloc driveway parking, a detached garage, gas central heating and double glazing throughout.**

Internally, the property is well presented, with the ground floor comprising:- a welcoming entrance hallway leading to a spacious lounge, with bay window, a front-facing dining room, also benefitting from a bay window, and a well-appointed kitchen, which leads to a large and bright split level family room or sun room, offering tremendous views over the garden and direct access out to a raised patio. There is a rear facing, generously proportioned, principal bedroom, featuring built-in storage, and a modern family shower room, conveniently located on the ground level.

The upper level comprises two well-proportioned bedrooms, including a larger front-facing bedroom, with excellent views, and a smaller rear-facing bedroom. This level also includes a well-equipped en-suite shower room, large storage cupboard and access to eaves storage.

Situated within a highly desirable location and providing flexibility, this spacious home provides an exceptional opportunity.





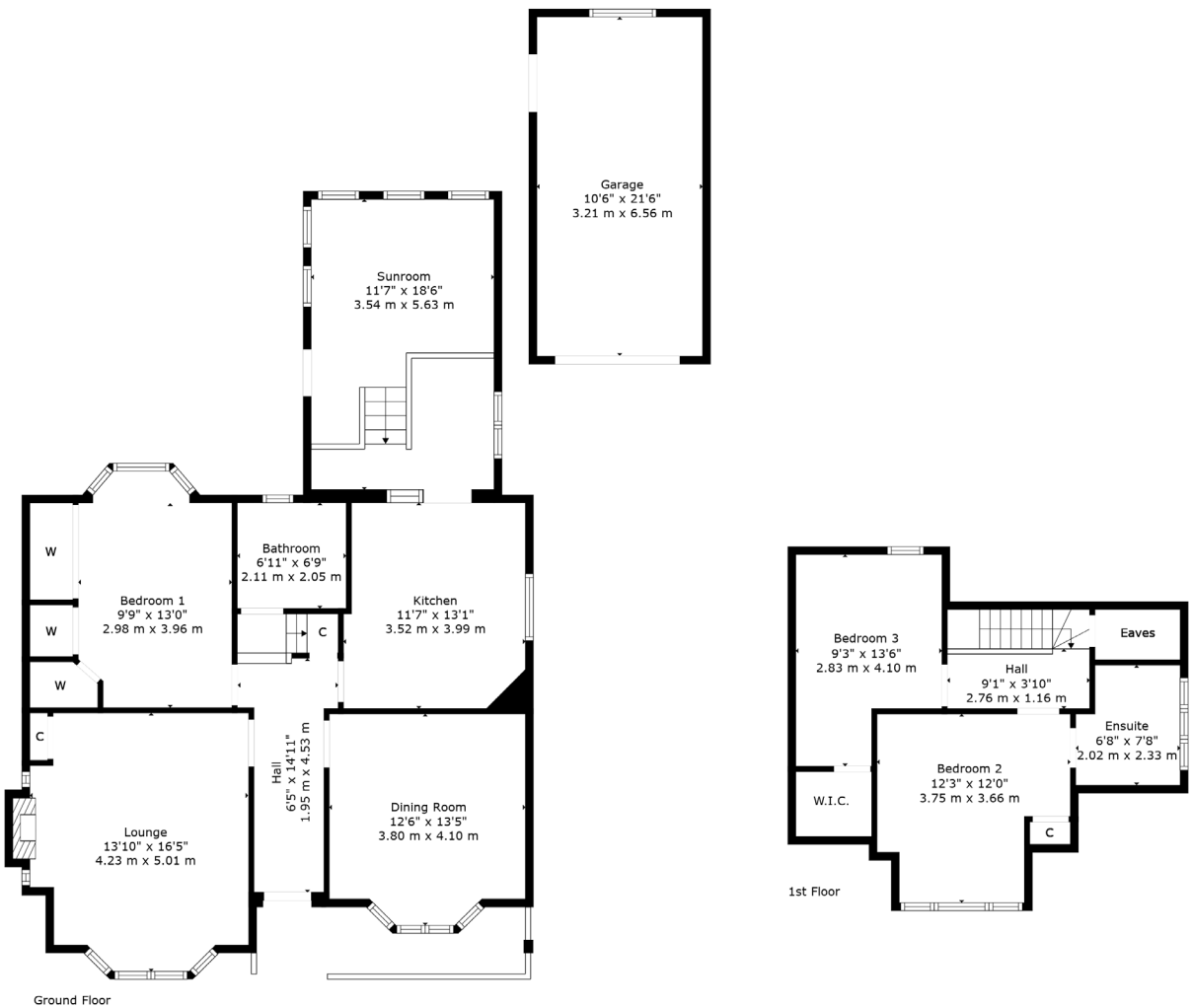
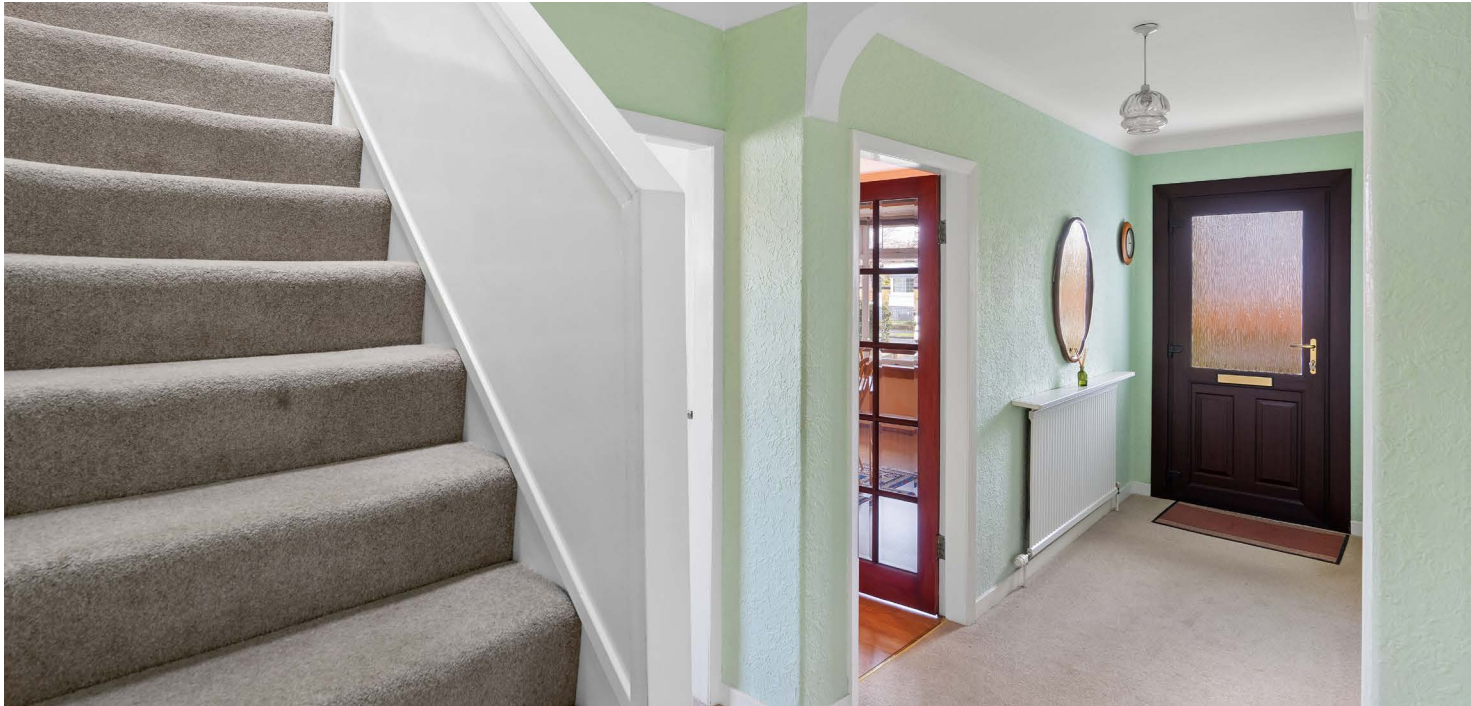












The property is extremely well placed for an extensive array of local amenities. Milngavie's pedestrianised town centre provides a wide selection of facilities and services, including banks, restaurants, Marks & Spencer's Food Hall and Waitrose. Lennox Park lies near the centre of Milngavie. Further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

**BD3780** | Sat Nav: 47 Breadie Drive, Milngavie, G62 6LS

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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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