



1 ARDLUI GARDENS

MILNGAVIE

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5 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

Positioned in a peaceful cul-de-sac setting, within the sought-after Mains Estate in Milngavie, this wonderfully spacious detached villa delivers an adaptable five-bedroom layout, with generous room sizes, beautiful gardens, driveway parking and a detached double garage.

Enjoying a particularly private plot. within one of the area's most popular family neighbourhoods, the property is ideally situated for local amenities, excellent schooling - including the highly regarded Douglas Academy - and scenic green spaces, including Mugdock Country Park.

The accommodation, which is arranged across two floors, has been designed with flexibility in mind. Upon entering, a broad reception hallway accesses all lower accommodation and stairs lead to the upper landing. There is a substantial lounge, measuring over 20 feet in length, perfect for entertaining or relaxing in comfort. A formal dining room sits to the rear, conveniently connected to a well-appointed kitchen. There is also a practical utility room, accessed from the hallway. Additionally, on the ground floor, a spacious study or fifth bedroom provides valuable flexibility for guests, home working or multi-generational living. There is also a modern cloakroom and shower room.

Upstairs, four well-proportioned bedrooms are served by a contemporary three piece family bathroom. Three of the bedrooms offer fitted wardrobes or storage, and all four boast an abundance of ample natural light, enhancing the airy feel of the upper level. There is additional storage off the upper hall and a useful floored loft, accessed by a Ramsay ladder.

Externally, the property benefits from level gardens to the front and rear - ideal for family use - with a detached double garage located just to the side, offering superb parking, EV charging and further storage potential.

The specification includes:- gas central heating, UPVC double glazing and a neutral interior décor scheme that will appeal to a broad range of buyers.

This is a superbly versatile home, in a prime Milngavie address, ideal for growing families and those seeking space, style and convenience.

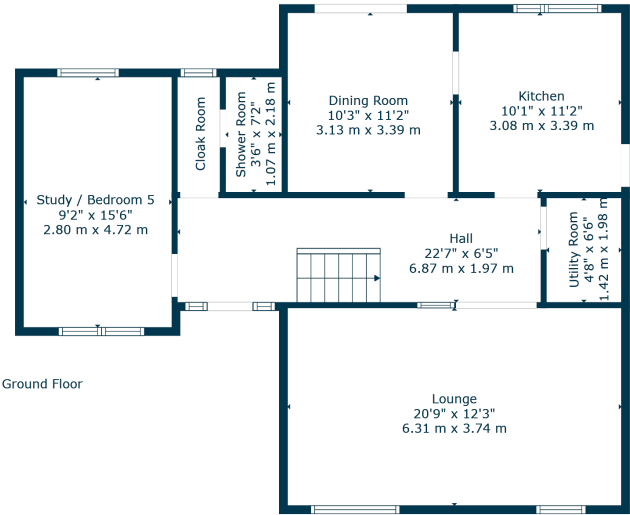




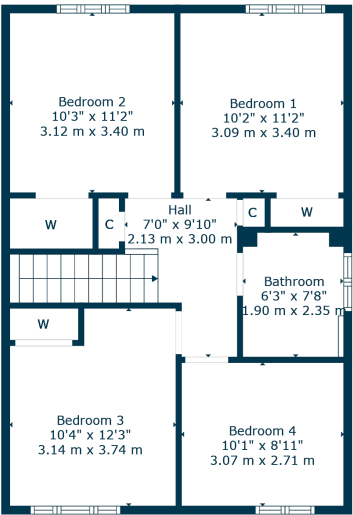




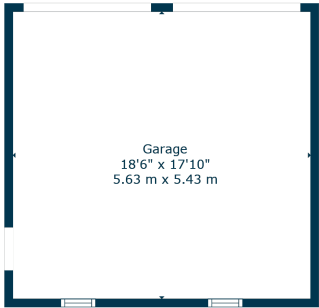




Ground Floor



1st Floor



Garage



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.

BD3856 | Sat Nav: 1 Ardlui Gardens, Milngavie, G62 7RL

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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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