



FLAT 7, FAIRVIEW COURT

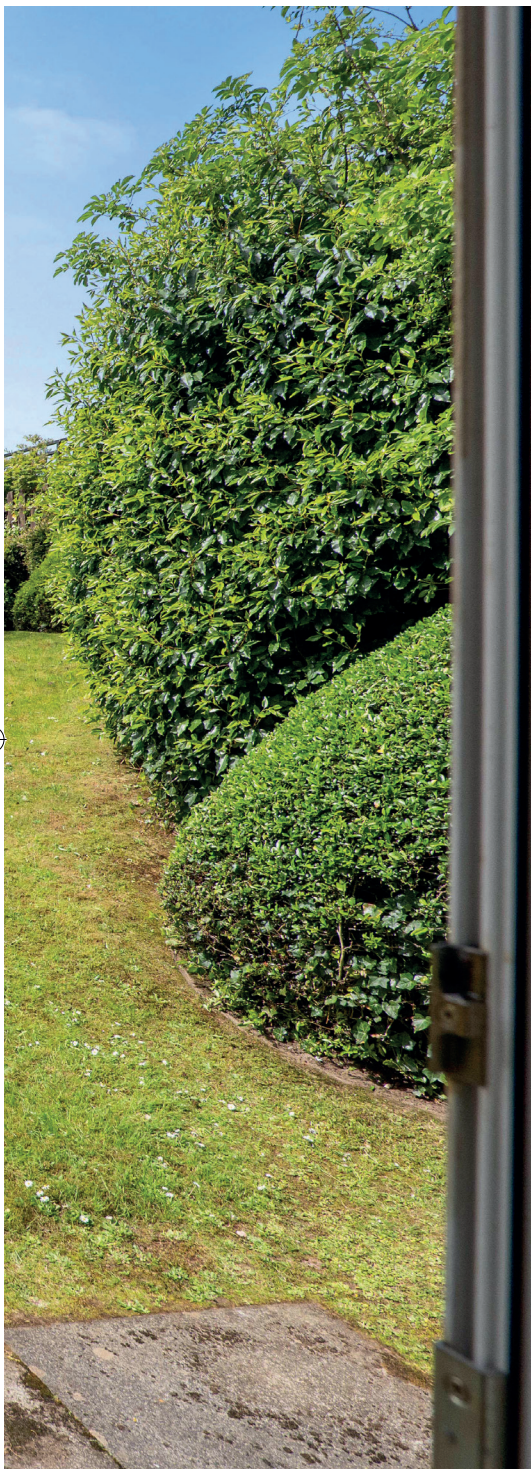
46 MAIN STREET, MILNGAVIE

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c o r u m







1 | BEDROOM

1 | BATHROOM

1 | PUBLIC ROOM

7 Fairview Court presents a rare and highly desirable opportunity to secure a ground floor apartment within this well-regarded retirement development, occupying arguably one of the best positions in the building. With direct access from the lounge to a private patio and beautifully maintained communal gardens, the property enjoys a peaceful and leafy outlook, ideal for those seeking comfort and convenience in equal measure.

Located just a short, level walk from the heart of Milngavie village, residents benefit from immediate access to a wealth of amenities including shops, cafés, banks and transport links. This prime setting, combined with the attractive and practical layout of the flat itself, ensures enduring appeal for downsizers and those seeking independent living within a secure, supportive environment.

Accessed via a secure entry system, the internal accommodation comprises:- a welcoming entrance hall, with a deep storage cupboard, and a bright and generously proportioned lounge, featuring a fireplace with electric fire, a full-height window and sliding patio doors opening directly onto a sunlit patio. The kitchen is smartly fitted with contemporary cabinetry and comes complete with an electric hob, oven, fridge/freezer and washing machine. The bathroom has been upgraded to include a large, fully tiled, walk-in shower enclosure, while the double bedroom offers excellent storage, with two sets of fitted wardrobes, and a lovely garden view from the large window.

Additional benefits include:- double glazing, electric heating and access to the development's excellent shared facilities, including a residents' lounge, laundry room, part-time House Manager, upgraded personal alarm/call system, guest accommodation for visiting family and friends and ample residents' parking. The property is factored for peace of mind.

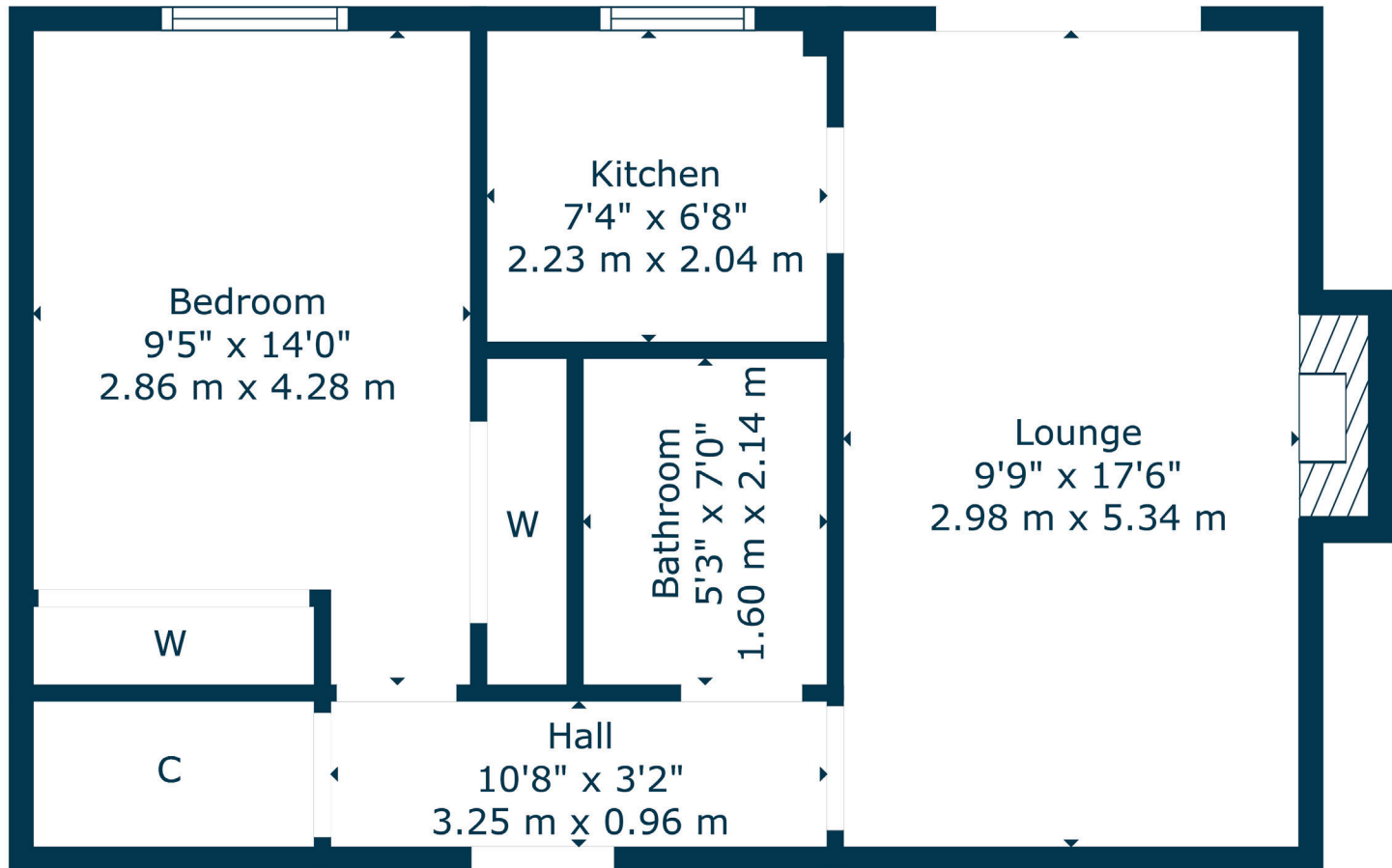
Combining a superb garden-facing ground floor position with a stylish interior and excellent community amenities, this is an exceptional opportunity within one of Milngavie's most sought-after retirement developments.











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.

BD3877 | Sat Nav: Flat 7, Fairview Court, 46 Main Street, Milngavie, G62 6BU

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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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