



SOLICITORS & ESTATE AGENTS



**Semi-Detached Villa
13 Clochbar Avenue, Milngavie, G62 7JW
Offers Over £275,000**



VIEWING

By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Located within a quiet and sought after residential pocket of Milngavie, this attractive semi-detached villa offers superb family accommodation with generous living space, a floored and converted attic, and beautifully maintained gardens. The property enjoys a peaceful setting while being within easy reach of Milngavie town centre, the railway station, and highly regarded local schools. This bright and versatile home will appeal to families and those seeking well-balanced accommodation in a desirable location.

The accommodation begins with a welcoming entrance hallway leading to a spacious front facing lounge filled with natural light, creating a warm and comfortable living environment. To the rear, there is a separate dining room overlooking the garden, providing the ideal space for family meals and entertaining. The fitted kitchen offers a good range of wall and base units, ample worktop space, and integrated appliances, with a convenient utility room off providing additional storage and access to the rear garden.

Upstairs, there are three well proportioned bedrooms, each offering ample space for furnishings and two benefiting from built in storage. The modern family bathroom is fitted with a white suite, over bath shower, wet wall surrounds, and chrome fittings. The attic space has been floored and converted, featuring a Velux window that floods the area with natural light, ideal for storage and accessed via a pull down ladder.

Externally, the property sits behind a well maintained front garden and benefits from a driveway leading to the garage, providing excellent off street parking and storage options. The private rear garden is fully enclosed, with a level lawn, paved patio area, and mature planting, offering both privacy and a lovely outdoor retreat for relaxation and entertaining.

Milngavie is a highly desirable suburb to the northwest of Glasgow, renowned for its strong sense of community, outstanding schooling, and picturesque surroundings. The property is ideally located for access to Milngavie Precinct, which offers a variety of cafés, independent shops, and supermarkets including Waitrose, Tesco, and M&S Simply Food. Excellent transport links include Milngavie Railway Station, providing regular services to Glasgow Queen Street, as well as local bus routes and convenient road connections via the A81 and A879. For leisure and recreation, residents can enjoy nearby Mugdock Country Park, the Milngavie Reservoirs, and Allander Leisure Centre, while the area also marks the start of the world-famous West Highland Way.

EPC Rating

D

Measurements

HALLWAY	6'0" x 11'7" 1.84 m x 3.53 m
LOUNGE	12'3" x 13'6" 3.73 m x 4.13 m
KITCHEN	8'11" x 10'7" 2.73 m x 3.22 m
DINING ROOM	11'2" x 10'6" 3.39 m x 3.20 m
UTILITY	8'10" x 4'6" 2.70 m x 1.36 m
BEDROOM 1	10'3" x 13'8" 3.11 m x 4.16 m
BEDROOM 2	10'11" x 10'6" 3.32 m x 3.20 m
BEDROOM 3	5'10" x 9'0" 1.79 m x 2.75 m
BATHROOM	7'4" x 5'8" 2.24 m x 1.74 m
ATTIC	12'10" x 12'3" 3.92 m x 3.73 m



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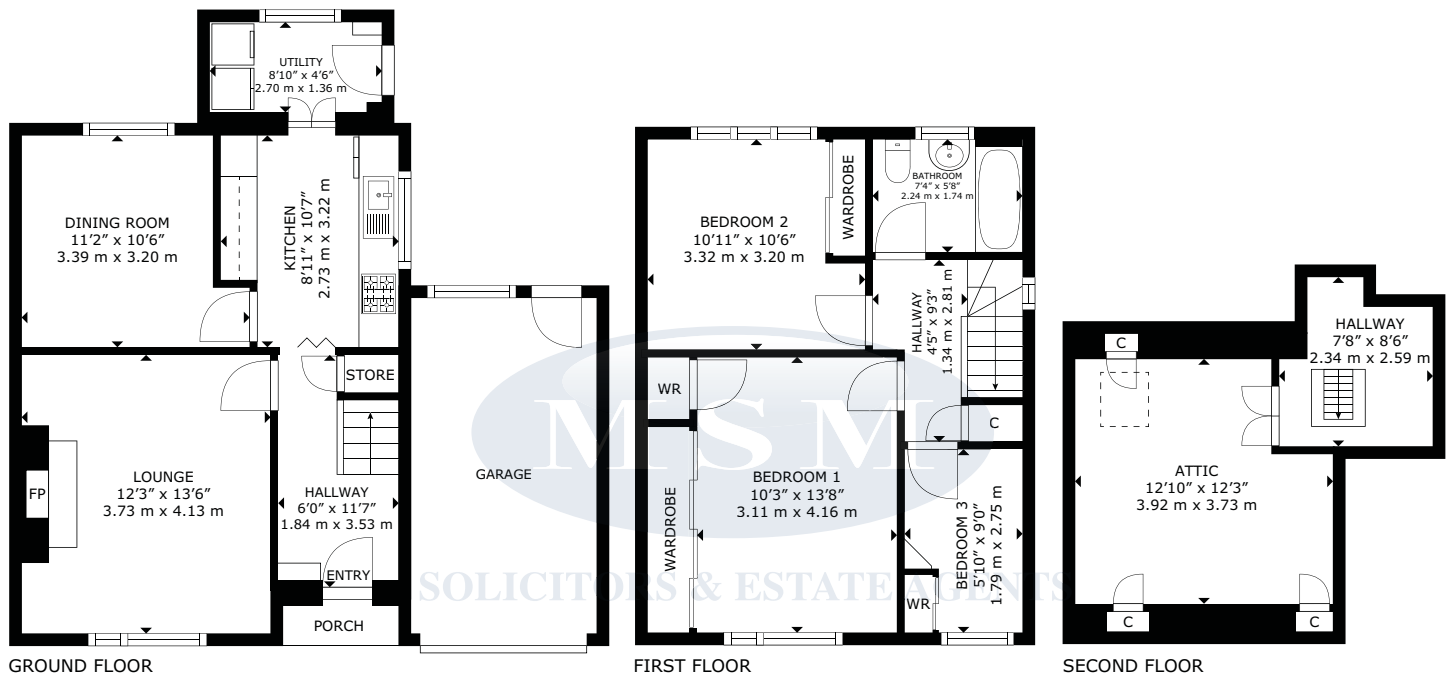
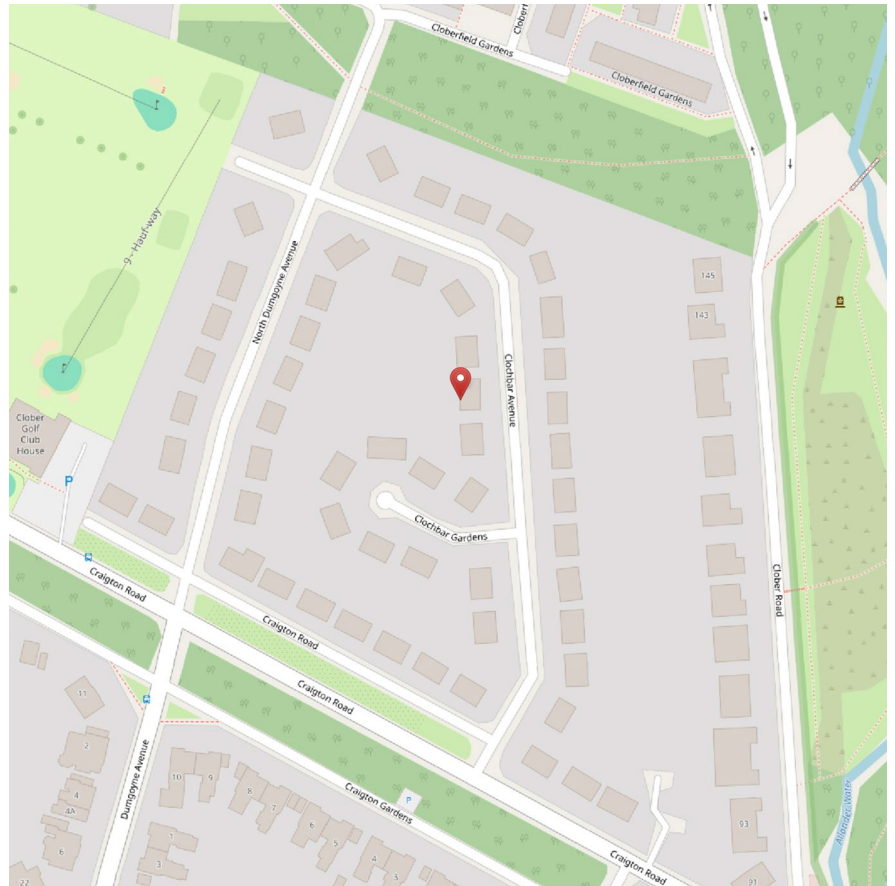
Travel Directions

From MSM, 43 Crow Road, Glasgow G11 7SH, head north on Bearsden Road (A739) through Anniesland and Bearsden, continuing onto Milngavie Road (A81). At the roundabout, take the first exit onto Craigldhu Road, then turn left onto Clober Road and right into Clochbar Avenue. Number 13 is on the right-hand side.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA
GROUND FLOOR: 463 sq. ft, 43 m² FIRST FLOOR: 430 sq. ft, 40 m²
SECOND FLOOR: 183 sq. ft, 17 m² TOTAL AREA : 1,076 sq. ft, 100 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plush Plans Ltd

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

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