



Burniebrae cottage Antermony Road, Milton Of Campsie, G66 8AB

£1,500 Per Calendar Month

TO LET





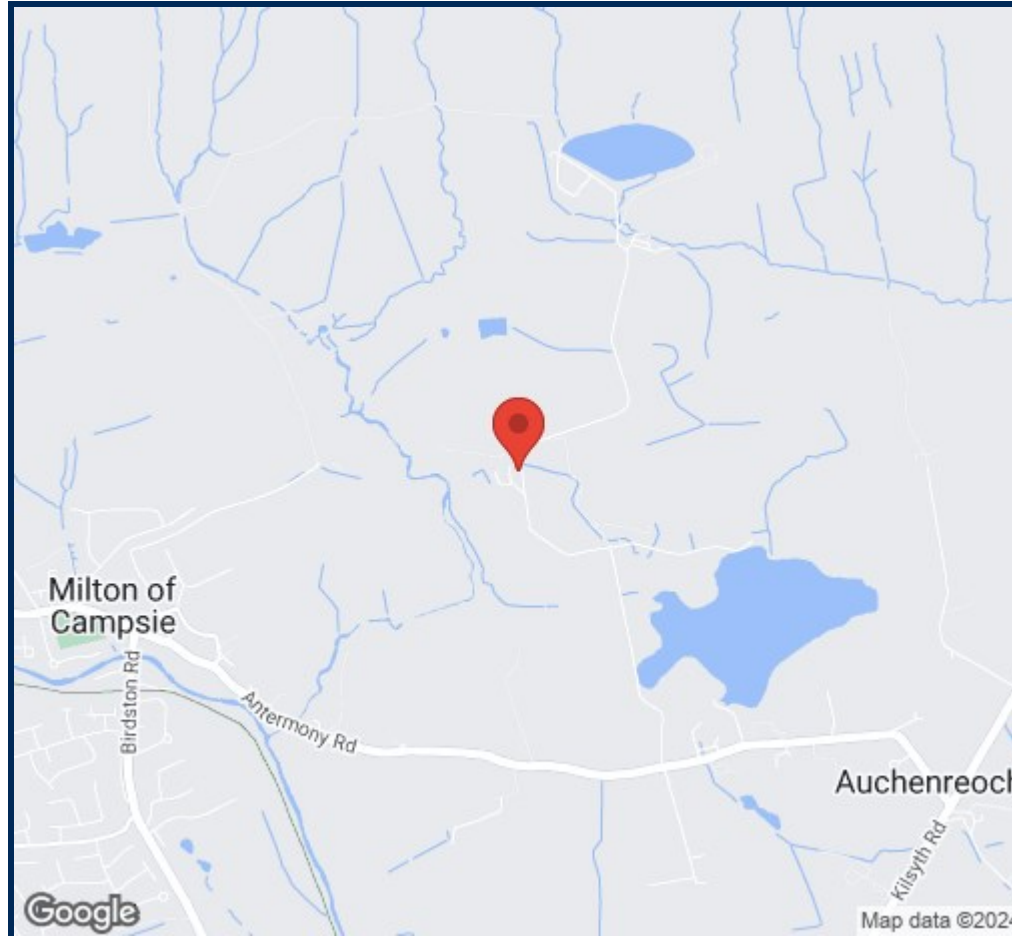
## THE PROPERTY

Commanding an idyllic elevated private position, nestled at the foot of The Campsies close to the charming village of Milton of Campsie, this attractive detached traditional bungalow offers well proportioned family accommodation.

As you step inside, the well presented accommodation comprises entrance vestibule, lounge, conservatory, perfect for entertaining guests or unwinding after a long day, kitchen, three bedrooms and well appointed bathroom.

Outside there is parking for several cars leading to a detached garage. There are private level gardens with decked area to the rear, perfect for al fresco dining.

This semi-rural location allows families to escape the hustle and bustle of city life but with local amenities on the doorstep including a small supermarket, newsagent, post office, coffee shop, pharmacy, hairdresser, and a country house hotel, with further facilities available in Kirkintilloch, which is just 2 miles away and is host to a variety of restaurants and bars, with boating Marina, walking trails, cycling, hiking and fishing on site and a number of golf clubs nearby



- Fabulous Picturesque Views
- Countryside Location with local amenities closeby
- Easy access across the motorway network and the central belt
- 5 apartment 3 bedroom accommodation
- Double Glazed
- Extensive Parking and Garage
- Private garden with decking
- Unfurnished

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Scotland**

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**Scotland**

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