

1 Craighton Road

MILNGAVIE, WEST DUNBARTONSHIRE, G62 7JH



A bright and spacious three-bedroom semi-detached cottage tucked away in a sought-after area



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We are delighted to introduce to the market 'Fern Cottage' a spacious three-bedroom semi-detached cottage, tucked away in a popular pocket of Milngavie. The perfect property to call 'home'. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality.

THE LOUNGE



A welcoming hallway entrance leads to all apartments on this level and sets the tone for what the rest of the property has to offer. The formal lounge is flooded with natural light and offers a range of furniture configurations.

THE KITCHEN



The kitchen has a modern range of floor and wall-mounted units with a striking worktop, creating a fashionable and efficient workspace. It is further complemented with a host of integrated appliances and plumbed space for free-standing appliances.

One of the bedrooms is pleasantly located on this level, however, any of the rooms can be transformed to meet each individual purchaser's needs and requirements such as a formal dining room or office for those looking for working from-home arrangements. A contemporary shower room completes the accommodation on this level.

BEDROOM 3



THE SHOWER ROOM

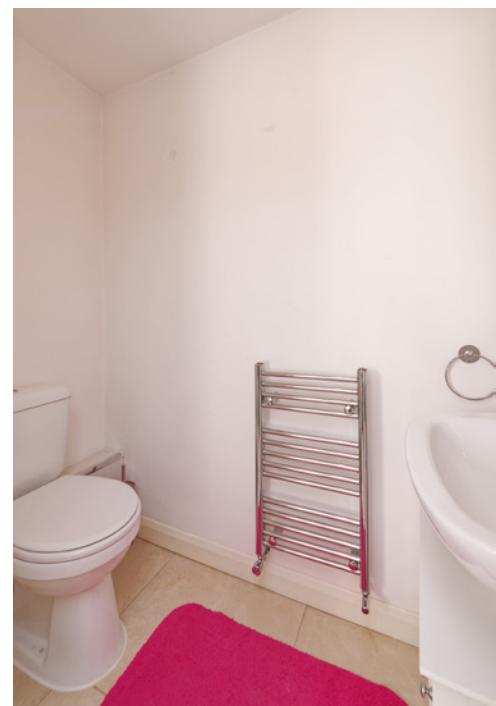


THE HALLWAY



Journeying upstairs, the crisp and contemporary styling continues. You will discover a further two bedrooms, both of which are bright and airy and offer a range of furniture configurations with space for additional free-standing furniture if required. The master bedroom is complemented with an impressive en-suite.

BEDROOM 1



BEDROOM 2



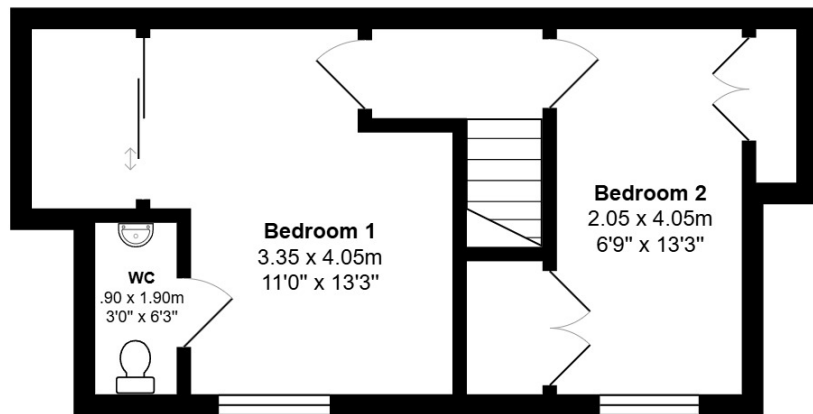
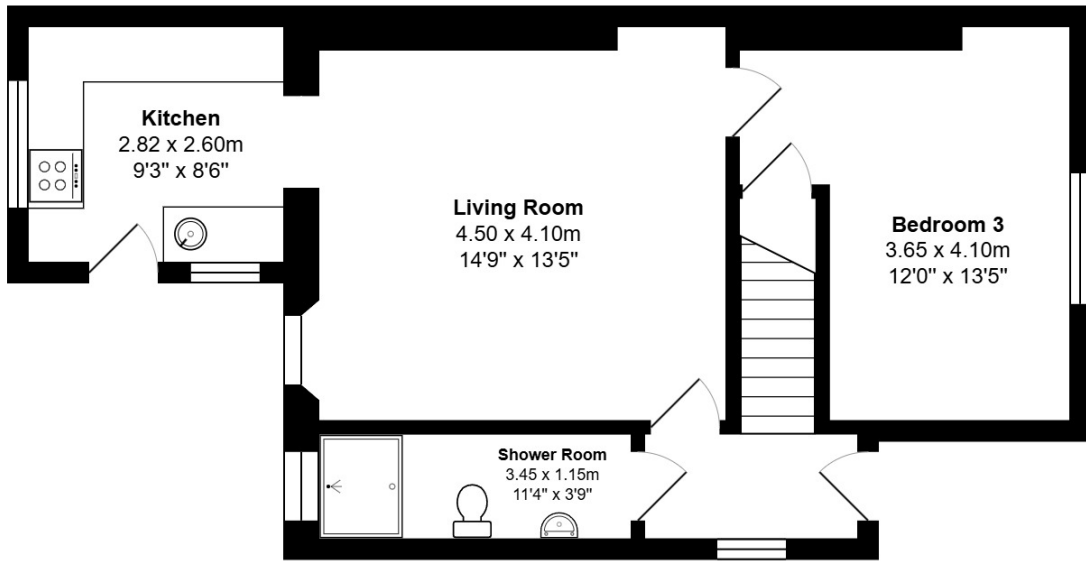
Externally, there are private garden grounds, with a large driveway providing off-road parking for a number of vehicles. Many a summer's day will be spent in this zone enjoying the peace and quiet.

The high specifications of this lovely home also include double glazing and gas central heating for additional comfort.

EXTERNALS

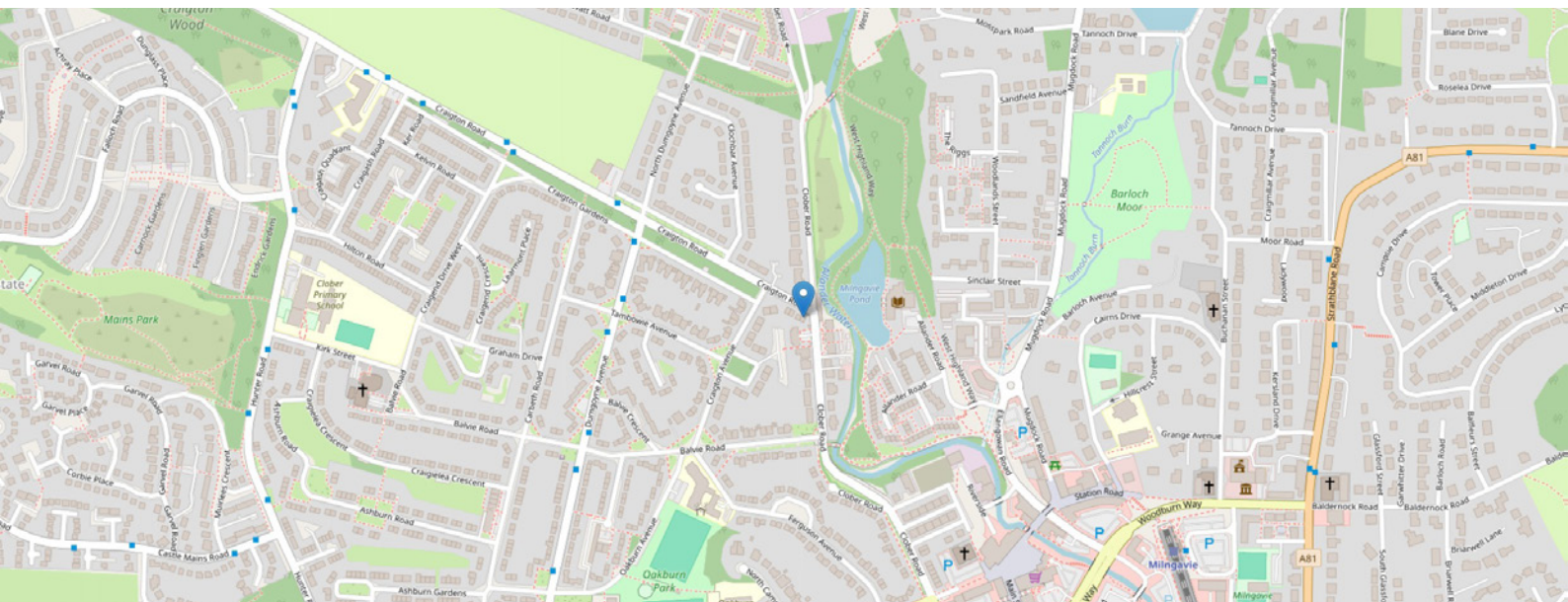


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 95m² | EPC Rating: D



THE LOCATION

'Fern Cottage' is a short distance from Milngavie Village Centre. It offers a plethora of outdoor lifestyle choices, for those who like to keep fit, walk, and cycle. Its position is close to some lovely woodland and country walks and via Allander Park, to Drumclog Moor and Mugdock Country Park, which includes the route of The West Highland Way, Milngavie being its start/finish point. The air in this part of the countryside feels fresher and more invigorating.





The area is always popular and remains at the forefront of Glasgow's thriving residential property market within this highly sought-after residential suburb.

Milngavie town centre is close by and boasts a great range of independent stores, as well as the multiples of Tesco, Marks and Spencer's (food hall), Waitrose and Boots. It has a number of restaurants, coffee houses, banks and a Post Office and, critically at its centre, Milngavie Railway Station, which has four trains an hour into Glasgow's West End and City Centre, including a service all the way through to Edinburgh.

Additionally, there are many excellent golf courses and bowling clubs. Corrie Lodge is very well placed for access to the countryside, Loch Lomond is only 17 miles to the west and also provides many water sports opportunities. There are also excellent schools within easy reach.



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