




Dougalston Gardens South
Milngavie
G62 6HT

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Offers Over £225,000

This Lawrence built End Terrace Villa is situated in a popular location and has accommodation over three levels which includes an excellent fully fitted dining kitchen on the ground floor level which provides direct access to the rear garden.



The property has a render exterior beneath a hipped, concrete tiled roof and a wide double driveway to the front. There is also an attached garage on the gable end which provides excellent storage and also gives direct access to the back garden via a further covered store area at the rear.



The back garden borders onto open woodland which gives the house a lot of privacy and also provides a really nice outlook from all the rear facing windows of the property.

The garden itself is level and has stocked flower beds with shrubs and pathways and a gate opening onto the woods.



Large outbuilding with power, light and water supplied as this was formerly used for a dog grooming business but could serve as an ideal outside office if required. There is a also a separate storage shed to the rear.

Internally the house provides accommodation of c. 1000 sq ft which makes this a good sized home and with a very individual layout of apartments.

Home Report Valuation £250,000

www.packdetails.com

Council Tax Band D

EPC Rating D

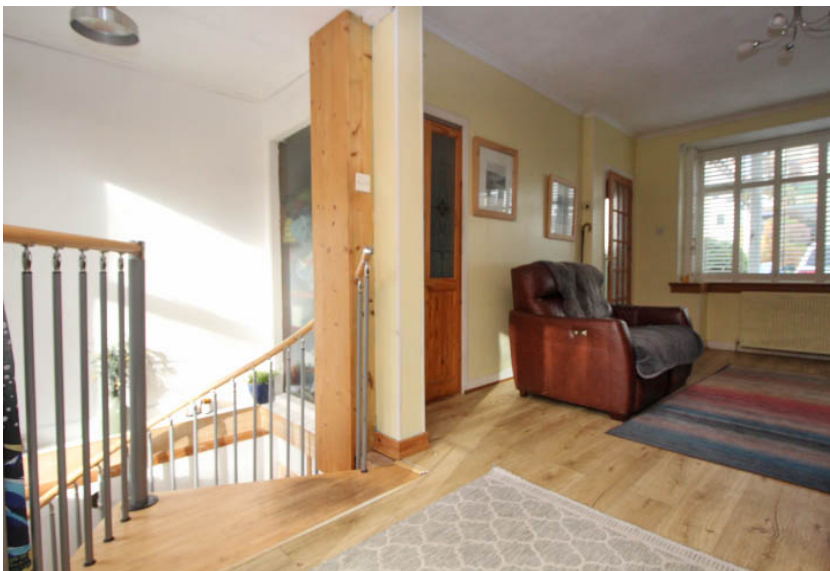


The current accommodation comprises entrance vestibule, main front facing lounge/sitting room which is open plan to the rear area which has French doors and a lovely feature spiral staircase leading to the downstairs area.



On the lower level there is a beautifully fitted kitchen with a range of quality floor and wall mounted storage units including stainless steel sink, built in hob and ample worktop area as well as plenty space for a large breakfasting table, The area has heated floor tiling and patio doors opening to the rear garden and at the far end a hallway leads to the downstairs utility space which has a purpose built shower with tiled enclosure, wash hand basin and a w.c.

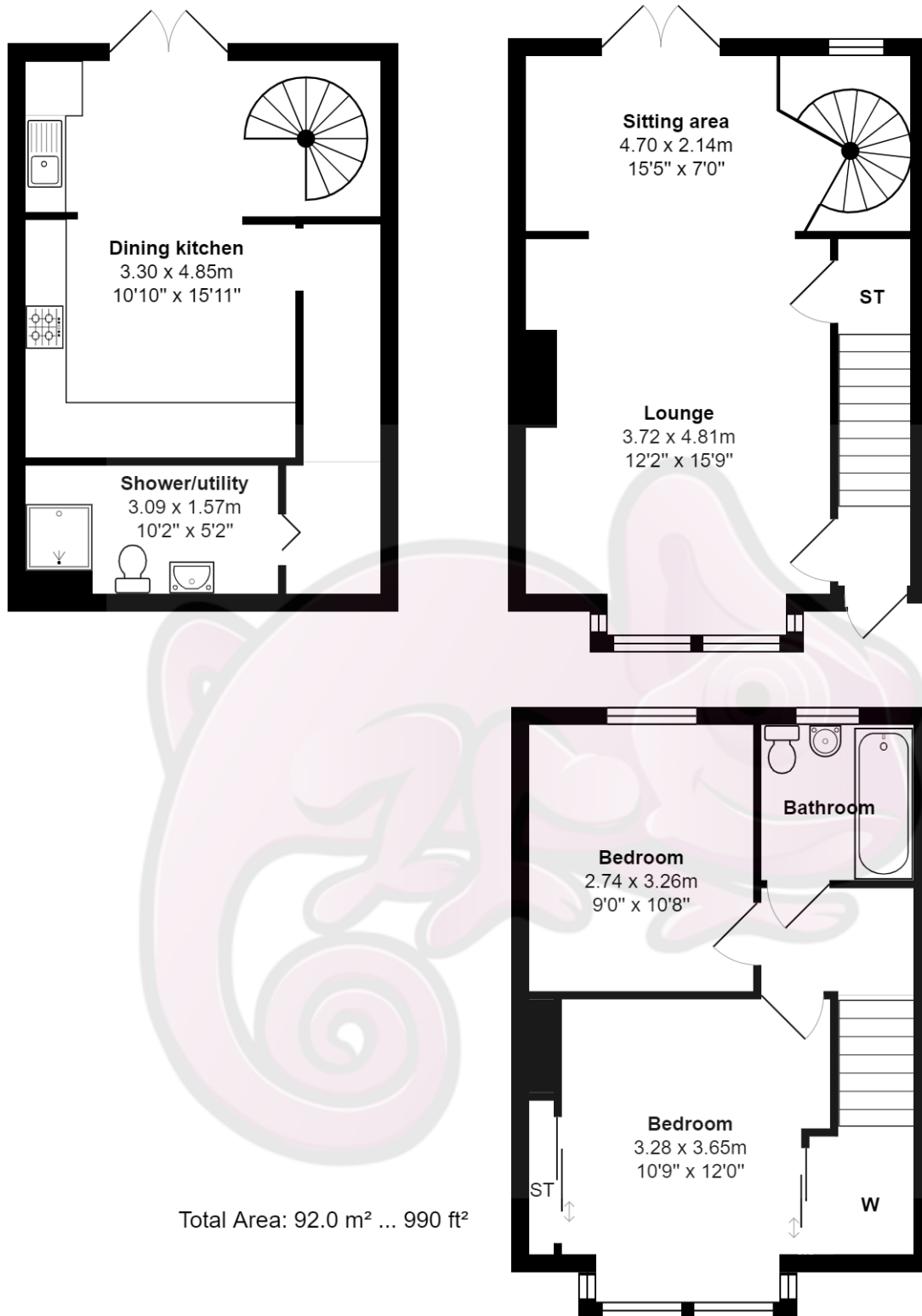
On the upper level there are two double bedrooms and a bathroom with three piece suite comprising panelled bath, wash hand basin and a w.c.



The property further benefits from gas central heating with new boiler installed a couple of years ago, quality pvc double glazing, loft space accessed via fold down ladder. The owners also had previous planning permission approved for a large orangery to be installed outside the kitchen area.

Vendor Comments

The back garden is a sun trap and is a lovely private space to sit out and enjoy the open view. Also ideal for barbecuing.



All measurements are approximate and for display purposes only

Location

Milngavie is a fantastic place to live, with an array of amenities on offer in and around the town. There are numerous shops, supermarkets, bars and restaurants, along with a train station with services to Glasgow and Edinburgh. There are good primary schools nearby and Douglas Academy is highly regarded for secondary education. Leisure facilities include golf courses, bowling and tennis clubs and the Nuffield Health (formerly Esporta) sports centre which is within easy reach. Milngavie also has a number of parks and picturesque outdoor spaces, including the start of the West Highland Way.





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