



Victoria Place  
Station Road, Milngavie  
G62 8BY

3   
1   
2 

## Fixed Price £184,950

This well presented and recently decorated 3 bedroom Maisonette is in a fantastic location close to amenities and has some excellent open views to both front and rear.

The property itself has impressive accommodation over two levels which extends to over 950 sq ft which makes it larger than most 3 bedroom Semi Detached Homes in the area and is also in a most convenient setting within a few hundred yards of the train station and access to Milngavie precinct.

At the rear of the development there are communal garden grounds comprising lawned areas, pathways and flower beds. At the far side are ample resident parking bays.

The property can be entered from Station Road at the front and also at the rear. There are sheltered bin stores at the ground level and then well maintained stairs lead to the main door. On the half landing there is a secure storage area which has a locked door and this is ideal for either hanging out washing or storage of larger items such as bicycles.

Internally the property provides nice bright rooms throughout with excellent outlooks, fresh decoration, quality carpets and attractive modern bathroom.



## Home Report Valuation £190,000

[www.packdetails.com](http://www.packdetails.com)  
HP766820  
G62 8BY

Council Tax Band D

EPC Rating C



The full accommodation comprises entrance hallway with two useful storage cupboards and a modern half tiled cloakroom with wash hand basin and w.c.

The large lounge/dining room has a picture window to the rear overlooking the garden grounds and providing excellent elevated views beyond over Milngavie. There is a further walk in storage cupboard at one side, fresh decoration, chrome lights and switches and quality carpet.



The kitchen is breakfast size with space for a decent sized table at one side if required. There is a range of modern floor and wall storage units incorporating sink and drainer, integrated fridge freezer, integrated 5 burner gas hob oven and hood, washing machine, ample worktop surface area and a window facing North which again has some nice views.

On the upper floor there are 3 spacious bedrooms which have all been recently decorated and two of which have built in storage.

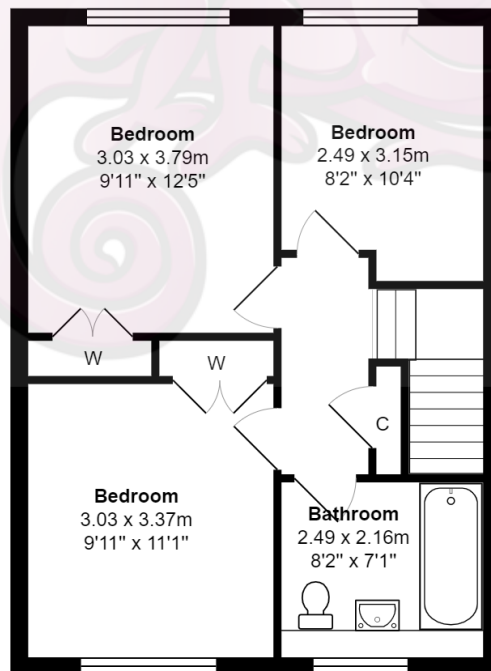
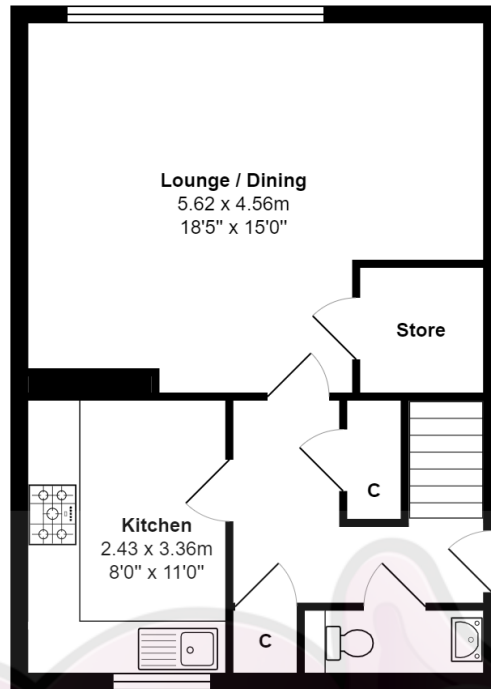


The bathroom is of high quality and comprises panelled bath, wash hand basin and w.c. Window to the front, wall mounted towel rail and tiled floor.

The property further benefits from gas central heating and double glazing.

## Vendor Comments

*This has been a great property as is so central and has excellent sized rooms with brilliant storage.*



Total Area: 88.8 m<sup>2</sup> ... 956 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Milngavie village is just 0.3 miles walking distance and has a vast range of shops such as Marks & Spencer, Boots and Costa, amongst many other independent shops, cafes, bars and restaurants within the pedestrianised village centre. There are also several gyms, Nuffield Milngavie, Allander Sports Centre with swimming pool, the local rugby club, tennis club and hockey club along with many parks, woodland walks and outdoor pursuits. Milngavie Train Station is also within easy reach.





Property  
Bureau

[www.propertybureau.co.uk](http://www.propertybureau.co.uk)

**Glasgow**   Stirling   Helensburgh   Lanarkshire

Melville House, 70 Drymen Road, Glasgow, G61 2RH

[enquiries@propertybureau.co.uk](mailto:enquiries@propertybureau.co.uk)  
0141 943 1110

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

