



Ashburn Gardens
Milngavie
G62 7PB

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Offers Over £290,000

An outstanding Semi Detached Villa which has been, extended, upgraded and comprehensively improved over many years and is now offered for sale in stunning condition throughout.

The house itself is situated on a most advantageous corner plot which the owners having the added benefit of a really private garden which they have also enhanced to an exacting standard.

Ashburn Gardens is one of the most requested addresses in this area as it is quiet, away from the main road and yet within convenient walking distance of local shops, schools and obviously Milngavie precinct itself.

The side of the house provides parking for two vehicles on a neat mono blocked driveway. The remainder of the garden is at the side and front and comprises two generous lawn areas with neat block pathway in between these areas. There is also a sheltered area behind the house which is lawned and has a greenhouse.

Within the garden is a large wooden summer house which was purchased only 2 years ago for over 4k and serves as an excellent multi use area. The interior is well finished, has power light, heat and air conditioning all supplied and means it can be a great space to use all year round. Adjacent to this room is a further substantial outbuilding which is an excellent storeroom/shed with plenty shelves and power and light supplied here also.



Home Report Valuation
£295,000

www.packdetails.com

Council Tax Band D

EPC Rating C



Internally the property provides around 1600 sq ft of accommodation over three levels which makes this one of the largest homes of its type in the area and viewing is strongly encourages to see first hand the quality of apartments on offer.

The main entrance is through a glass UPVC porch giving access to the main hallway, and from here quality wooden doors open to a beautiful main lounge with focal point Araca Eco boiler Wood Burning stove which also has a back boiler and could be used to heat the house and provide hot water. Adjacent to the lounge is an open plan large dining room which again has window overlooking the lovely garden.



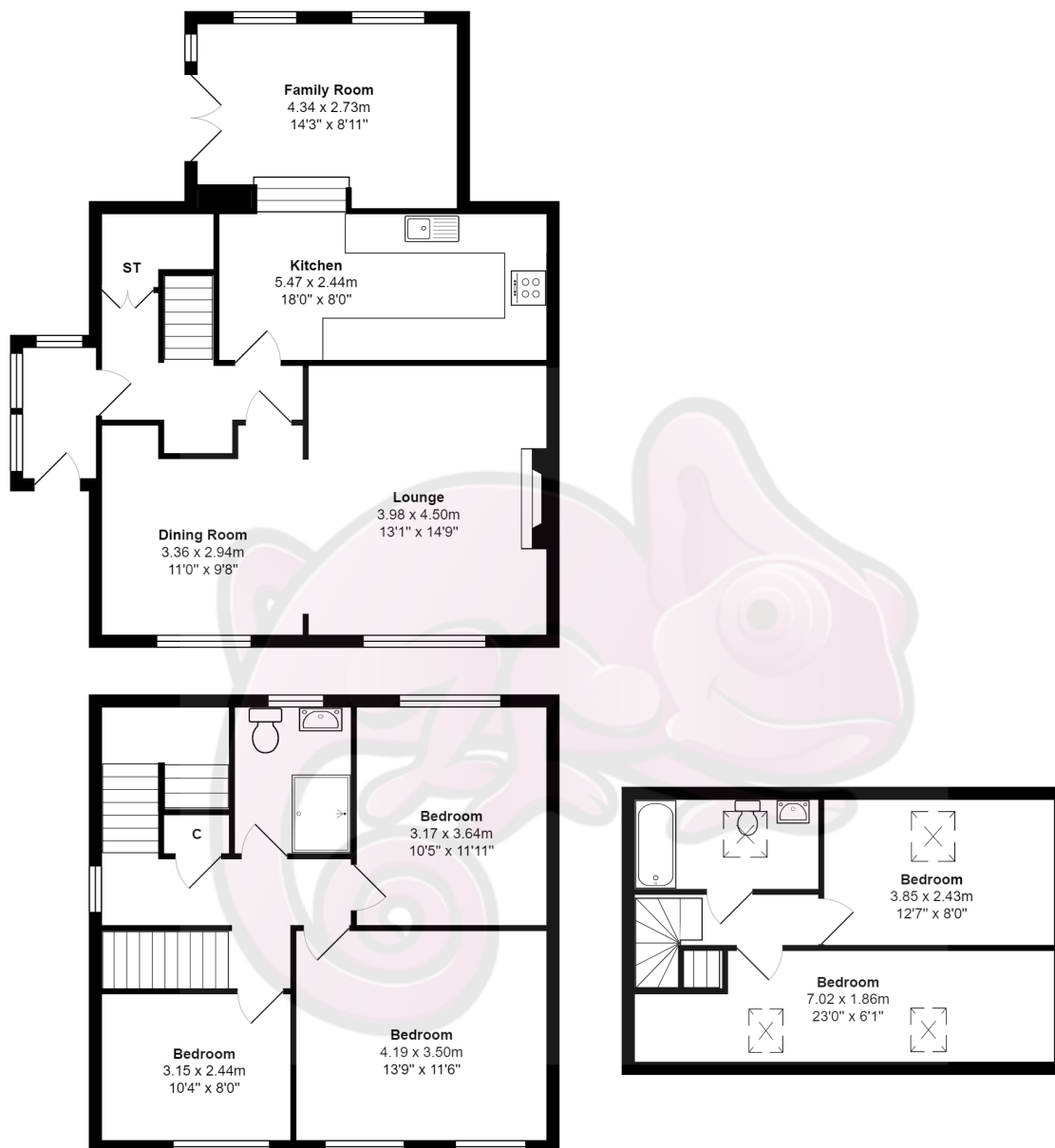
The kitchen is beautifully fitted with modern floor and more storage units incorporating oven hood with integrated sink. This is semi open plan with step leading down to a substantial family room which is a lovely space to sit in and has French doors leading to the garden, windows to the rear and velux windows on the sloping roof.

On the first floor there are three bedrooms and a main bathroom which has been improved by changing it into a lovely big shower room. From the landing a fixed staircase leads to the top level where there are a further two bedrooms both having floored eaves access. Cleverly built bathroom comprising panel bath wash and basin and w.c



The property is heated with gas central heating which has a new boiler, double windows, fresh decoration throughout, quality finishings and viewing is highly recommended.

Vendor Comments



Total Area: 153.7 m² ... 1654 ft²

All measurements are approximate and for display purposes only

Location

Ashburn Gardens is a quiet location away from the main road and only a short walk from the centre of Milngavie. It is therefore ideally place for excellent shopping, access to both primary and secondary schools and is close to the local bus route and only have 15 minute walk from the train station. The general area is also surrounded by excellent recreation facilities including numerous golf courses (including Clober which is within walking distance) and the lovely Mugdock Country park.





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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.

