



Kilmanman Gardens  
Milngavie, Glasgow  
G62 7EL

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## Offers Over £230,000

This modern Semi Detached Villa is situated in a sought after location in the original Mains estate within Milngavie and has a nice setting close to Douglas Academy .

The property is positioned in a quiet traffic free setting away from the road and benefits from good sized gardens to both the front and rear.

The front garden comprises a lawned area with mature hedge t the front and slabbed pathway leading to the front door and the continuing at the side to the rear garden. The larger rear garden is mainly lawned and at the far end has an off road parking area.

The house itself is traditionally constructed with a facing brick and rendered exterior beneath a pitched concrete tiled roof . There are double glazed windows, gas central heating and modern kitchen and bathroom.



## Home Report Valuation £250,000

[www.packdetails.com](http://www.packdetails.com)  
Reference: HP770456  
Postcode: G62 7EL

Council Tax Band E

EPC Rating C



Internally the property does require some modernisation although offers an excellent opportunity to upgrade and also possibly extend at the rear if required due to the sizeable plot .

The accommodation comprises large reception hallway, walk in storage cupboard, front facing main lounge/ living room with picture window to the front. The dining area is situated at the rear of the property and as a window overlooking the garden and from here access through to the kitchen.



The kitchen itself has a range of floor and wall standing and wall mounted storage units with integrated sink , built in hob and oven and ample worktop surface area. From here a door opens directly to the rear garden.

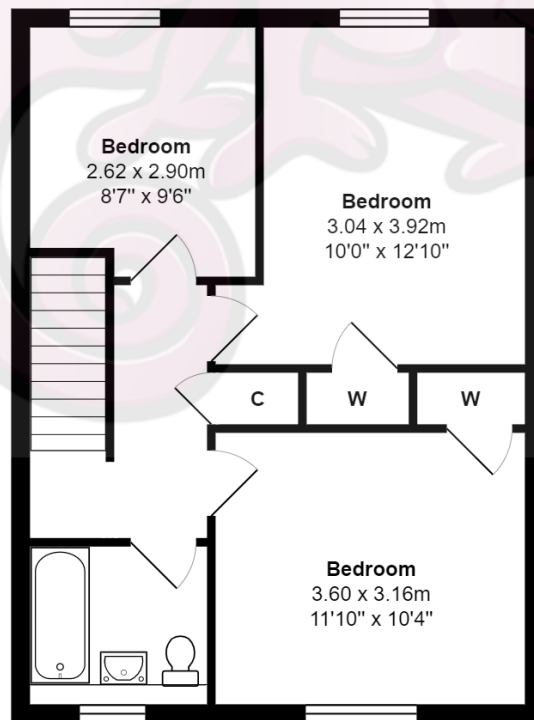
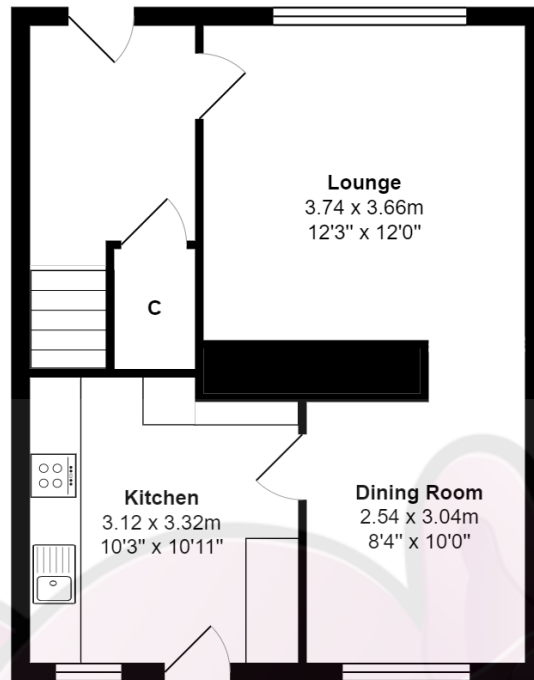
On the upper floor there are three good sized bedrooms all with storage facilities and the bathroom has a modern three piece suite comprising bath wash ambition w.c. had a wall mounted electric shower.



There is also a hatch on the landing which leads to a loft storage area.

## Vendor Comments

*This is a great street as it is so quiet and yet handy for Douglas Academy. Milngavie Village is only a short distance away and has some really nice shops and restaurants.*



Total Area: 88.1 m<sup>2</sup> ... 948 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Milngavie offers a full range of amenities with excellent shopping in the village including a Tesco Superstore, Waitrose and a Marks & Spencer's food court. Transport links are easy by both road and rail from Milngavie into the West End, City Centre and beyond. The property lies within the catchment area of highly regarded Schools, including Douglas Academy which is a short walk from the house.





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