



Craigton Avenue  
Milngavie  
G62 7SX

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## Offers Over £175,000

This Lower Cottage Flat is situated in a great location with lovely open views to the front and a good sized private garden to the rear.



The property provides excellent sized rooms throughout and has c. 900 sq ft of internal accommodation which makes this larger than many semi detached homes in the area.

The building is traditionally constructed with a render exterior beneath a modern concrete tiled roof and benefits from it's own back and front door and ample space to the front for parking.



At the front the garden is lawned and level and adjacent to this a path leads to the rear.

The rear garden has a communal lawned area with drying poles and then an enclosed private area which is mainly slab and concrete and has a large shed with ample additional space to create further patio or decking areas as required.



## Home Report Valuation £185,000

[www.packdetails.com](http://www.packdetails.com)

Reference: HP

Postcode: G62 7SX

Council Tax Band C

EPC Rating D





Internally the accommodation has been recently improved to include full redecoration throughout and new quality carpets.

The accommodation comprises hallway with two good storage cupboards, large main lounge/living room which is situated at the rear of the property, is nicely decorated and has a modern wood effect floor.



The kitchen has a range of wall and floor standing storage units with window to the rear and a door leading to the rear garden.

There are three bedrooms in total and a bathroom with three piece suite and wall mounted electric shower.

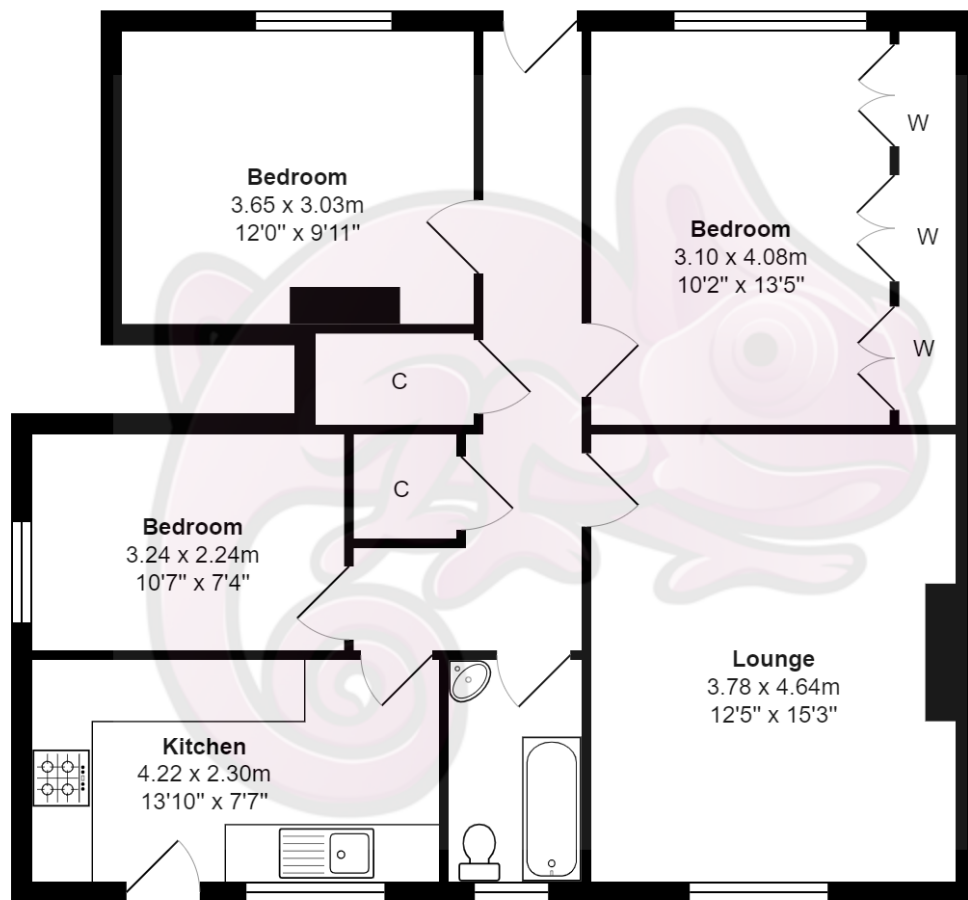
The property further benefits from gas central heating and double glazing.



The setting of this property is ideal as it is nice and open to both the front and back. The rear garden area can be enjoyed either from the slabbed patio area or from the enclosed private garden beyond the drying green.

## Vendor Comments

*This is a great spot as is away from the main road and yet only a 5 minute easy walk into the village. Excellent shops close by as are both bus and rail services.*



All measurements are approximate and for display purposes only

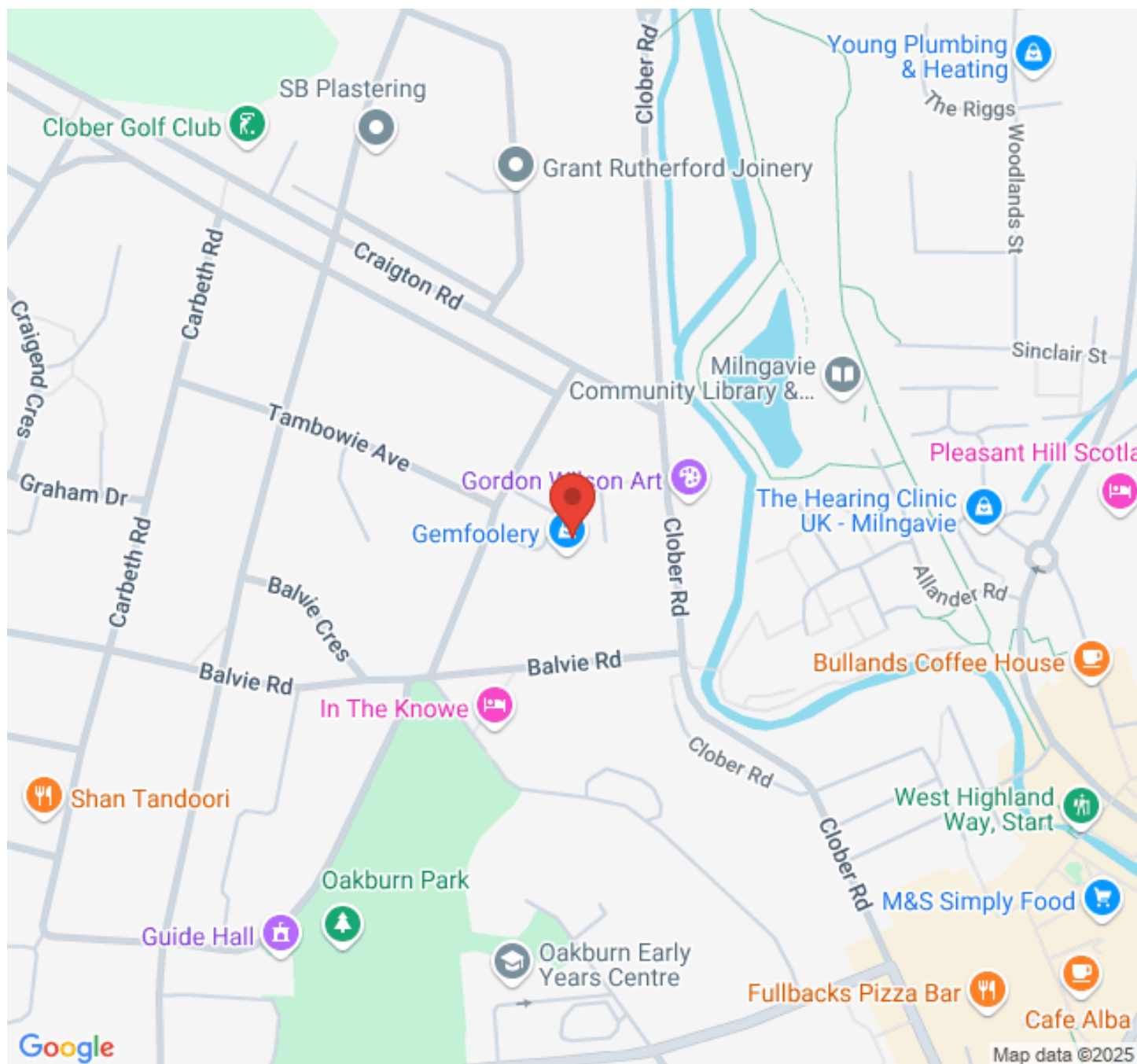
Total Area: 78.3 m<sup>2</sup> ... 843 ft<sup>2</sup>

## Location

Milngavie train station is close by and there is a regular bus service. The centre of Milngavie is also within easy reach where there are many shops, cafes, bars and restaurants including Marks and Spencer and a Tesco Super Store. Glasgow city centre is just over 30 minutes away by car.







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