



PROPERTY
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Dumgoyne Avenue
Milngavie
G62 7AL

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Offers Over £365,000

A most appealing 1920's Traditional Semi Detached Villa which has been upgraded to an exceptional standard and provides excellent family accommodation throughout.

Formerly one detached residence, which has been cleverly extended and adapted into a pair of semi-detached homes, this attractive, cottage style property will undoubtedly prove to be popular, as it is difficult to find this style and size of property in this residential area.

The property has a freshly painted render exterior above facing brick base and is set beneath a hipped natural slate roof. The house has been successfully extended to the rear which enhances the previous kitchen and has also enabled the bathroom to be upgraded to an exceptional standard.

Truly unique, this attractive home offers an adaptable family layout with that added character and charm and is in walk in condition with beautifully presented interior and lovely kitchen and bathroom.

The front garden consist of fresh chipstones and lawned area with a newly laid area at the side leading to a superb newly landscaped garden. The rear garden is enclosed by timber fencing, is in a very private situation facing south west and has large astroturf area which means very little maintenance.



Home Report Valuation
£375,000

Council Tax Band E

EPC Rating D



The accommodation comprises hallway, large bay window lounge with fresh decoration and quality floor coverings. Separate dining room with window to the side and a lovely focal point wood burning stove with this room also giving access to the adjacent kitchen.

The impressive kitchen has a range of quality floor and wall storage units with integrated appliances, ample worktop surface area, window to the rear and a door opening to the side.



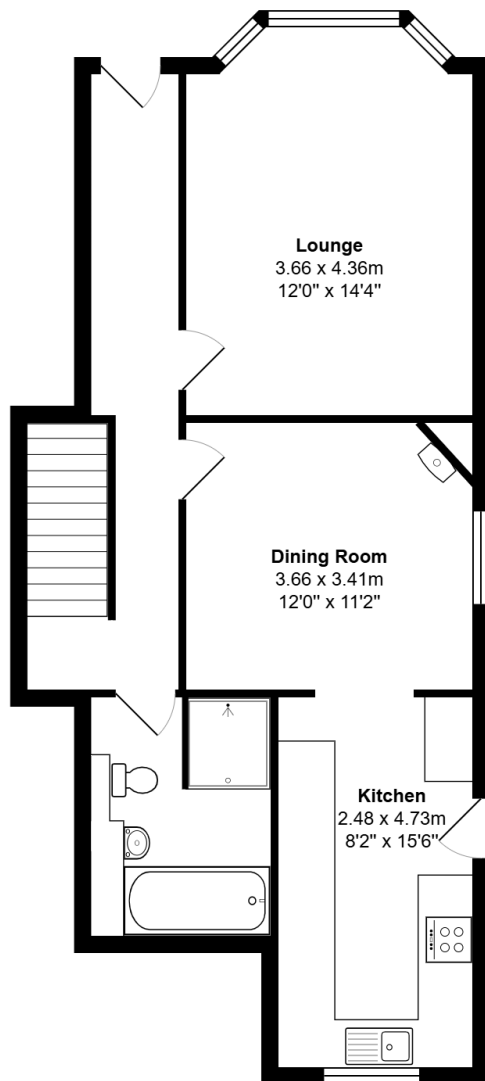
Main, fully refurbished bathroom with a stunning four piece suite comprising large shower enclosure, panelled bath and modern wash hand basin with inset close coupled w.c.

On the upper floor there are two large double bedrooms, both of which have windows to the rear and plenty of additional space for free standing units. There is a third large room which is situated within the hip of the roof and makes an excellent bedroom with additional access to eaves storage area.

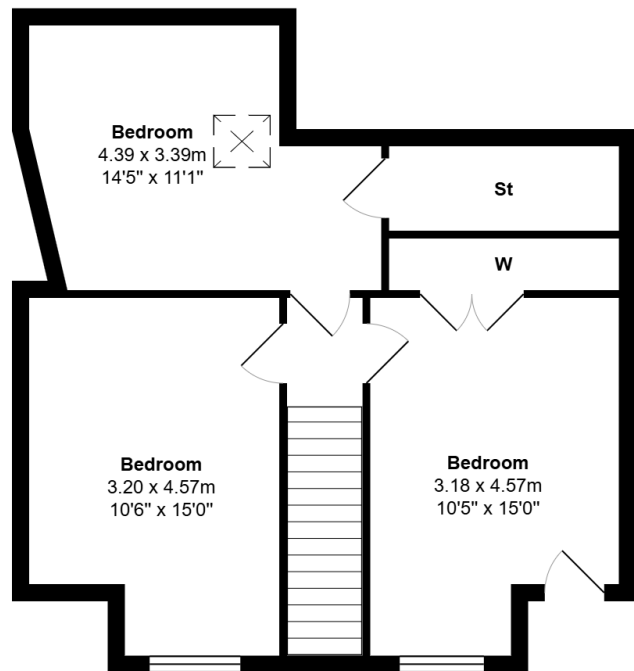


Vendor Comments

This has been a great house as is such a handy location being so close to Milngavie.



4A Dumgoyne Avenue, Milngavie

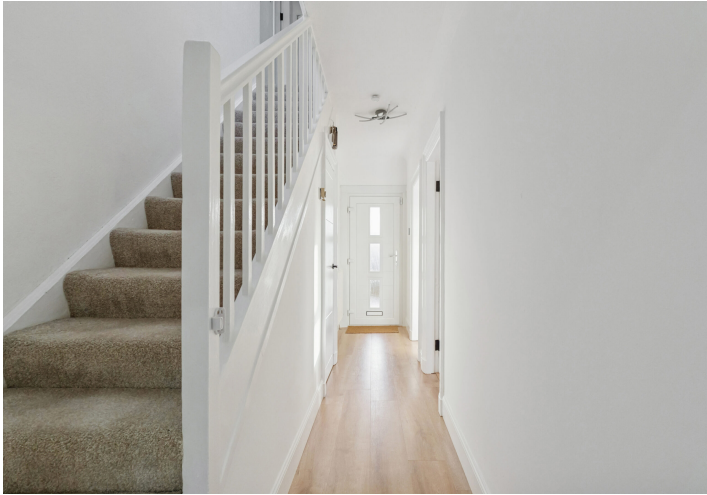


Total Area: 113.2 m² ... 1219 ft²

All measurements are approximate and for display purposes only

Location

Very Convenient location within the Clober district, close by Clober Golf Course and not far from Allander Park, the property is very well placed for the Milngavie village and, for those with children, just around the corner from Clober Primary and the excellent Douglas Academy schools. The village centre is within a mile and, here, its pedestrianised precinct has a fantastic array of quality shops and services, including the high street names of Boots, Marks & Spencer and Tesco, with, a little further on, a Waitrose at the West of Scotland Rugby Ground.





www.propertybureau.co.uk

Glasgow Stirling Helensburgh Lanarkshire

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

enquiries@propertybureau.co.uk
0141 943 1110

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