



4 Blair Drive, Milton Of Campsie, Glasgow, G66 8DS

Offers Over £245,000

- *** Luxury 2 Bedroom Bungalow ***
- Spacious Lounge/Dining with French Doors
- Well Tended Garden Ground
- EER - D
- Fully Renovated & Up-Graded Throughout
- Stylish Kitchen
- Gch, DG, Driveway and Integral Garage
- Generous Master Bedroom
- Attractive Shower Room
- Close to Local Amenities

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Attractive and well maintained throughout this 2 bedroom bungalow has been lovingly up-graded in recent years. The property will appeal to a wide variety of buyers making early viewing essential. Located within a highly desirable pocket of the village this property benefits from DG, GCH, Driveway, Garage, Private Gardens and a number of internal home improvements. EER - D



Council Tax Band: D



This is a beautifully presented bungalow, located within a very desirable pocket of Milton of Campsie. The property has been lovingly maintained and up-graded to an exceptionally high standard throughout.

Accommodation comprises a generous lounge/dining room, which boasts French Doors leading to the pleasant rear garden ground, 2 bedrooms (the master bedroom is of generous proportions) and both benefit from built in storage. The stylish kitchen is well appointed with adequate base and wall mounted units, a selection of integrated appliances and ample work surface space. The contemporary shower room boasts vanity storage and heated towel rail.

Further benefits include GCH, DG, loft space, an extensive driveway, impressive garage and well tended garden ground. The garden enjoys a degree of privacy making it ideal for relaxing and or entertaining during the brighter weather.

Room Dimensions

Hallway -

Lounge/Dining - 4.19m x 3.61m

Kitchen - 2.75m x 2.32m

Master Bedroom - 4.98m x 3.58m

Bedroom 2 - 2.78m x 2.49m

Shower Room - 2.19m x 1.73m

Garage - 4.88m x 2.30m

Location

Nestling at the foot of the Campsie Fells, Milton of Campsie is readily accessible for the neighbouring towns of Kirkintilloch, Lenzie, Bishopbriggs, Lennoxtown and Kilsyth. It is well placed for commuting to Glasgow and to the other commercial centres of central Scotland. The village offers a variety of shops, post office, local churches and new tea shop. Milton of Campsie is known as the gateway to the Campsie Fells and provides an excellent

environment for outdoor enthusiasts with pleasant walks in the surrounding countryside.

Home Report Available on Request

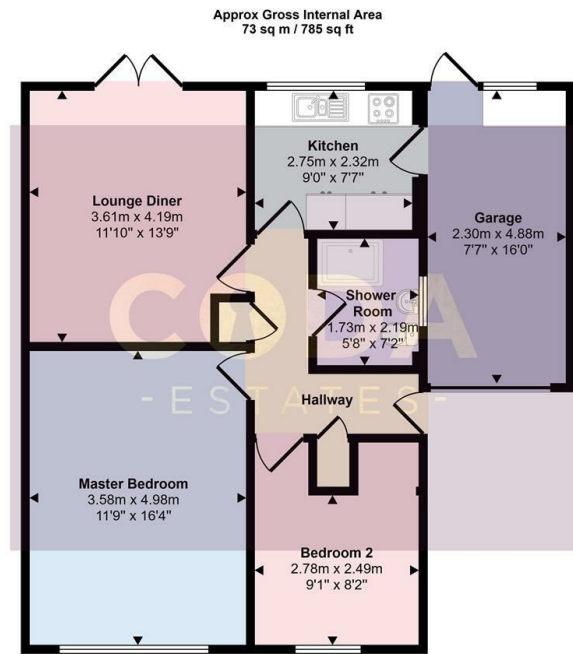
EER - D

Viewings Strictly By Appointment

CODA Estates provide a free valuation service. If you are considering selling your own home please telephone 0141 775 1050.







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC