

## 27 Alder Road, Milton Of Campsie, Glasgow, G66 8HH

Offers Over £355,000

- Impressive 4 Bedroom Detached Villa
- Substantial Reception Lounge
- Family Bathroom & Downstairs w/c
- EER - C
- Popular Residential Area
- Inviting Porch & Reception Hallway
- Beautiful Private Rear Garden Plot
- Master Bedroom Suite, Dressing Room & Bathroom
- CGH, DG, Driveway, Garage and Summerhouse
- Close to Local Amenities, Schooling & Transportation Links

# 27 Alder Road, Glasgow G66 8HH

A bright and attractive, professionally extended four bedroom detached villa set within established plot within this popular area of Milton of . Internally, this fabulous family home is offered in good order throughout and benefits from generous family accommodation over two levels, including the most inviting open plan kitchen/dining area, master bedroom suite and generous outbuilding. Early viewing is advised. EER - C



Council Tax Band: E



Detached and impressive in scale, this family home sits nestled behind its own stone wall in the semi-rural village of Milton of Campsie. Generous parking is available on the attractive mono blocked area to the front (there is also a spacious detached garage). On entrance, a grand hallway with elegant striped wallpaper in neutral tones and a hardwearing timber finished floor underfoot. To your right, in the large cloakroom/WC, the stylish décor continues with modern white sanitaryware.

The contemporary feel continues as you enter the magnificent living room. Stretching the full depth of the house, this elegant room features a large window to the front and patio doors to the rear and the space provides a variety of options for a furniture layout whatever the size of your family. The feature fireplace is currently piped for gas but is perhaps a perfect spot for a wood burner.

Extensive storage is available in the large family dining kitchen, well equipped with a versatile island, base and ample wall mounted units, warm timber effect worktops and room to accommodate all mod cons. The sink is of a traditional style, set deep into the worktop with views over the back garden from the windows above. With light flowing in from the windows and feature LED spot lighting above. A large cupboard next to the back door provides practical additional storage. This spacious kitchen provides a generous space providing a real hub to the home.

From the entrance hall stairs leads to the galleried upper hall where 4 bedrooms await. The family bathroom can be found straight ahead, featuring white sanitaryware with walls and ceilings seamlessly protected in an easily maintained wet wall.

Next on your right and facing out over the back garden, you will find the third bedroom. Double sized and perfectly shaped for use as a double room. With another large window typical of this property allowing lots of natural light. Across the hall, the fourth bedroom provides flexibility for use as a bedroom,

or even a perfect home office. The second bedroom, currently decorated to provide a comfortable guest bedroom Mirrored wardrobes provide storage and a large window offers quiet views to the front of the property.

The piece de resistance of this home is the envious Master Suite, complete with dressing area and en suite, providing a luxurious start and end to your day. The bedroom has hotel suite proportions and is decorated in muted pinks. Through a door on your left, you will find a dressing area, featuring built in mirrored wardrobes and plenty room for a dressing table. Off the dressing area lies the stunning en suite. Wake up with a refreshing shower in the walk in enclosure or soak your cares away in the luxurious full size bath, the option is yours.

Externally, this home offers a large back garden, with a useful paved and chipped areas to the side, ideal as a BBQ area. Laid mostly to turf, kids can play securely, whilst you enjoy drinks with friends on in the delightfully private composite decked area in the far corner of the garden.

#### Room Dimensions

Porch

Entrance Hallway - 5.39m x 4.48m

Dining Kitchen - 5.38m x 4.25m

w/c - 2.52m x 1.29m

Master Bedroom - 5.16m x 3.83m

Dressing Room - 2.68m x 2.29

Ensuite - 2.68m x 2.65m

Guest Bedroom - 3.65m x 2.96m

Bedroom 3 - 3.30m x 2.67m

Bedroom 4 - 3.11m x 2.33m

Bathroom - 2.18m x 1.64m

## Location

Nestling at the foot of the Campsie Fells, Milton of Campsie is readily accessible for the neighbouring towns of Kirkintilloch, Lenzie, Bishopbriggs, Lennoxton 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

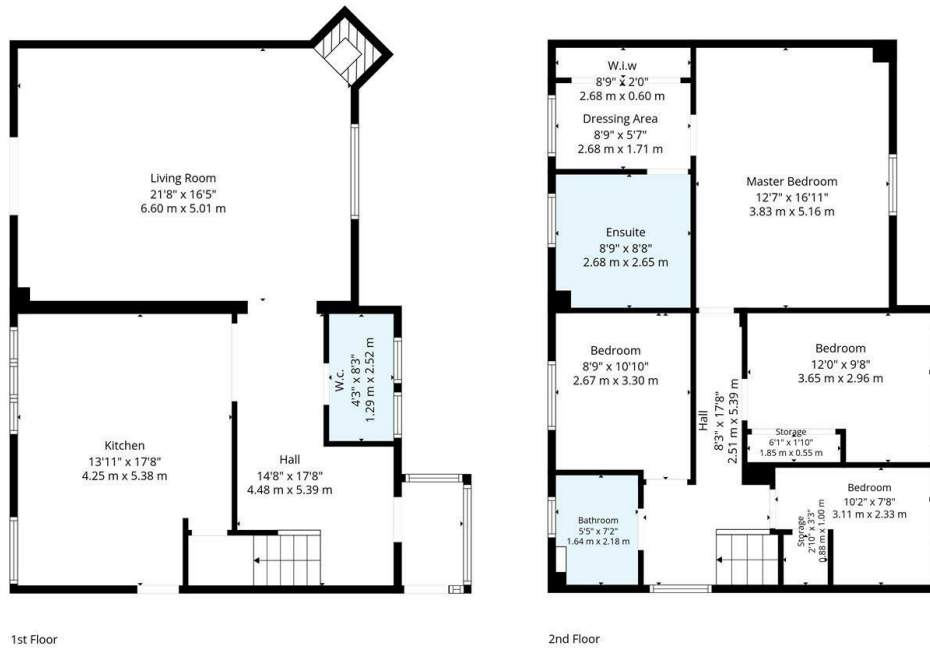
EER - C

Viewings Strictly By Appointment

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

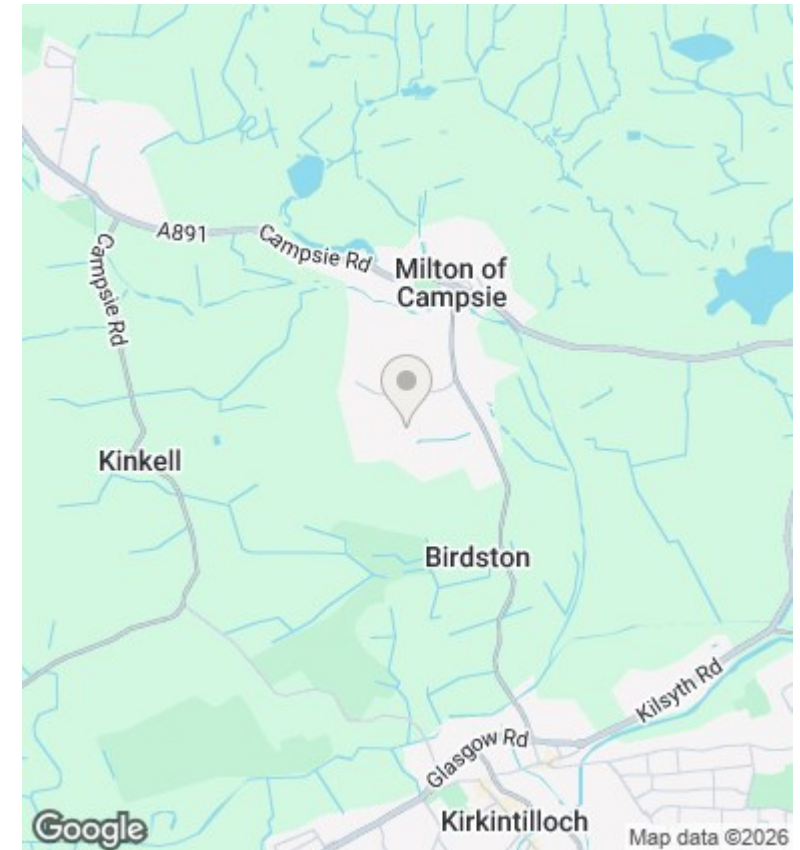






**TOTAL: 1602 sq. ft, 149 m2**  
 1st floor: 835 sq. ft, 78 m2, 2nd floor: 767 sq. ft, 71 m2  
 EXCLUDED AREAS: FIREPLACE: 14 sq. ft, 1 m2, STORAGE: 23 sq. ft, 2 m2, W.I.W: 17 sq. ft, 2 m2,  
 WALLS: 122 sq. ft, 10 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	