



60 Millgate Crescent, ML6 7QZ
Offers In Excess Of £158,000

Empire Property are delighted to present to the market this beautifully presented three-bedroom semi-detached townhouse, situated within a popular modern residential development in Caldercruix.

Offering spacious accommodation over three levels, this attractive family home is presented in move-in condition and is ideal for first-time buyers, growing families or those looking for flexible living space.

The ground floor comprises a welcoming entrance hallway, convenient WC, modern fitted kitchen with ample wall and base units, and a bright, spacious lounge with patio doors leading directly onto the enclosed rear garden.

The first floor offers two well-proportioned bedrooms together with a contemporary family bathroom. The impressive top floor is dedicated to a generous principal bedroom, creating a fantastic private retreat with Velux windows providing excellent natural light and useful eaves storage.

Externally, the property benefits from a generous mono-bloc driveway providing off-street parking for multiple vehicles, front garden and an enclosed, low-maintenance rear garden with patio and decorative stone—ideal for relaxing or entertaining.

Located within a sought-after modern development, the property is well placed for local schools, shops, Caldercruix Train Station and excellent transport links to both Glasgow and Edinburgh.

Early viewing is highly recommended to appreciate everything this superb home has to offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	75	
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	76	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland		EU Directive 2002/91/EC 

