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Craigmillar Avenue
Milngavie
G62 8AX

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Offers Over £975,000

Broomlands is a magnificent early 20th century substantial Detached Villa of over 3000 sq ft and one of the few properties in the prestigious upper section of Craigmillar Avenue, which is one of the most admired residential streets in the area.



The property itself has been thoroughly maintained for many decades and provides exceptional family accommodation over two levels and is set within beautiful south facing garden grounds of c. 04 acre with lovely outlook bordering onto the reservoir.



At the front the large south facing gardens are level with a substantive lawn area, stocked borders and very neat perimeter hedging. There is a wide driveway accessed from the main Craigmillar Avenue which leads to the single garage at the far side and to the front are neat well designated paths featuring patio area at the front taking advantage of the beautiful outlook.



Home Report Valuation
£1,100,000



A home of this size has many options within the interior layout with the current accommodation providing a range of bright and spacious public rooms, plenty of bedrooms including large hallways, excellent storage facilities and utility space.



The current accommodation extends to reception hallway, bay window living room with access through to a substantial family room (formerly the garage). Separate front facing sitting room overlooking the garden grounds and adjacent to this a large bay window dining room. Downstairs bathroom with three piece suite and then access through to a good sized breakfasting kitchen space which leads to further utility with gardeners w.c.. at the far side and then a door leading through to the large single garage.

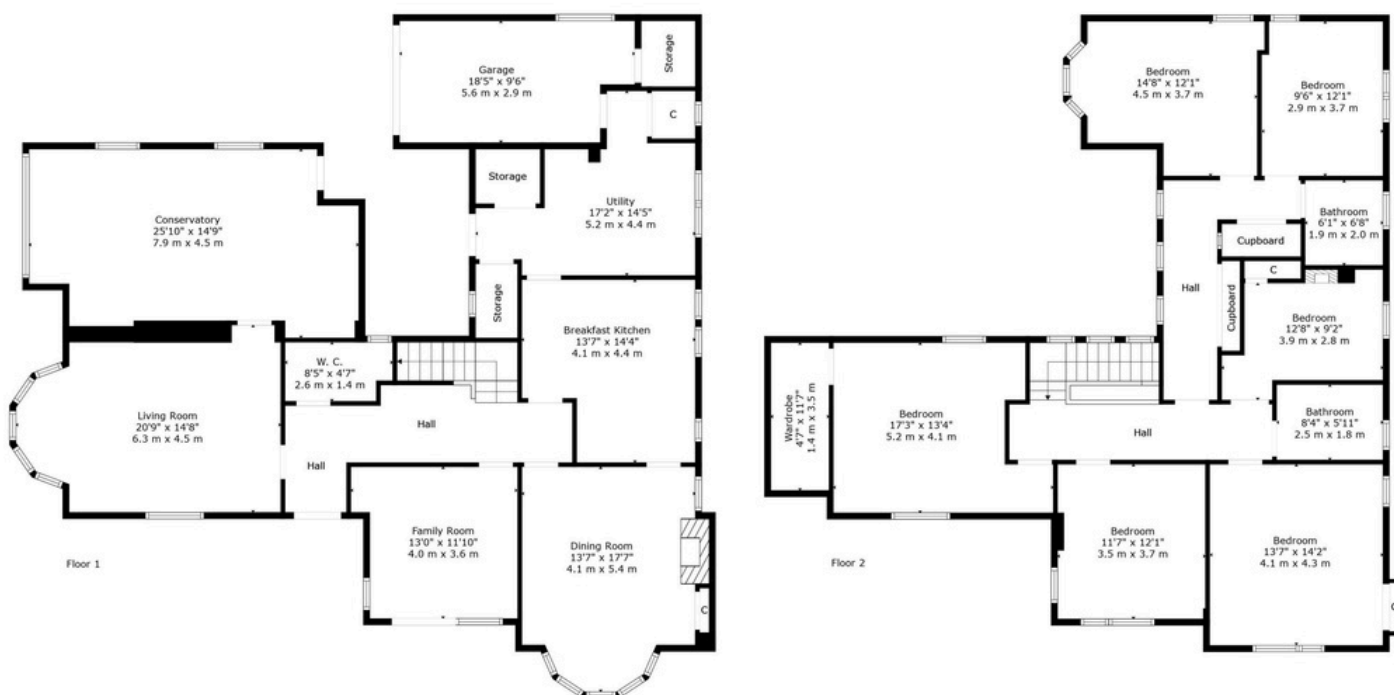


The upper level has the added benefit of full height rooms and an excellent layout comprising a total of six good size bedrooms with the rear annexe area also housing a study/single room. Each of the rooms has ample space for storage with additional built in storage cupboards throughout the hallways and there is access to a large loft space.

The property has gas fire central heating.

Vendor Comments

A superb family home which has enjoyed 5 decades of ownership by the same family and is now time for the next owners to enjoy living in this fantastic location.



TOTAL: 2910 sq. ft, 270 m²
 FLOOR 1: 1614 sq. ft, 150 m², FLOOR 2: 1296 sq. ft, 120 m²
 EXCLUDED AREAS: " ": 22 sq. ft, 2 m², GARAGE: 163 sq. ft, 15 m², WARDROBE: 69 sq. ft, 6 m²
 All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

Location

Apart from being one of the most admired corners of the town it is also one of the most highly regarded districts in Greater Glasgow, Craigmillar is situated just to the north of the village centre the excellent shops and amenities to be found there are but a few minutes? walk away. School catchment is for Milngavie Primary, by the village centre, with just around the corner, on Mugdock road, the preparatory school for The Glasgow Academy. Secondary catchment is for the high-performing Douglas Academy. Craigmillar is ideal for a walk around the reservoirs of Mugdock and Craigmaddie and across the road are the expanses of Drumclog Moor which lead both to Allander Park and to Mugdock Country Park





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

