

ESTATE AGENTS

# TOWN & COUNTRY

LETTINGS



6 SCHOOL LANE, MILTON OF CAMPSIE, G66 8DD

# I N T E R I O R S   &   S P E C I F I C A T I O N



## 6 School Lane, Milton of Campsie, G66 8DD

Luxurious Architect designed detached villa (built 2009) set behind electric gates, with a splendid private garden.

The property displays an array of features including oak staircase and oak flooring, the master bedroom has a wonderful en suite bathroom with jacuzzi bath.

Accommodation comprises broad reception hallway, large open plan lounge / dining room with upvc patio doors leading to the rear garden, the impressive fitted kitchen is semi open plan to the dining room and features a centre island. The kitchen is equipped with range cooker and integrated white goods. There is a most useful utility room located off the kitchen, which in turn leads out onto the rear garden. There are four bedrooms in total, 2 of which have en suite bathrooms. The master bedroom is a particularly generous suite with the en suite having a jacuzzi bath and separate walk-in shower cubical. There is a family bathroom on the upper floor. Single garage with monoblocked driveway. Gas central heating system. Double glazed. Fitted alarm system.

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# ACCOMMODATION

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RECEPTION HALLWAY

CLOAKROOM

LOUNGE / DINING ROOM

7.72m x 4.18m

FITTED KITCHEN

3.82m x 3.54m

UTILITY ROOM

1.90m x 1.90m

BEDROOM 1

4.47m x 4.18m

EN SUITE

3.60m x 3.20m

BEDROOM 2

4.18m x 4.18m

EN SUITE

1.75m x 1.63m

BEDROOM 3

3.92m x 2.62m

BEDROOM 4

3.78m x 2.52m

BATHROOM

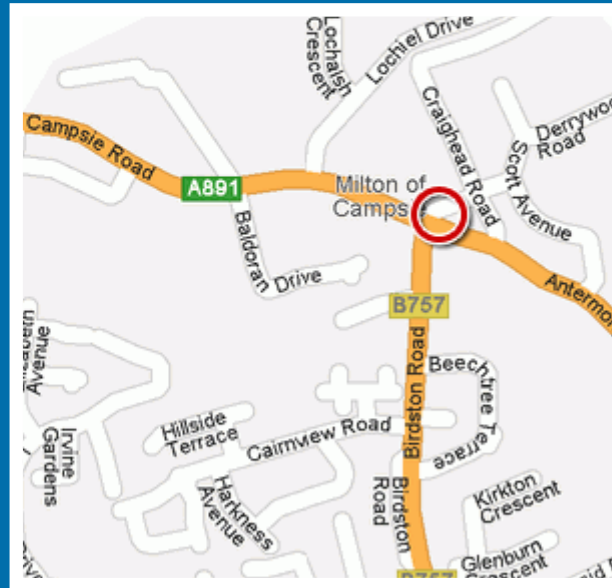
2.73m x 1.75m





## LOCATION & TRAVEL DIRECTIONS

On entering Milton of Campsie from Kirkintilloch proceed along Birdston Road. At the junction with Campsie Road, head straight over onto School Lane where the property can be found on your right hand side.



## FACILITIES

**INCLUSIONS:** The inclusions are subject to negotiation.

**SCHOOL CATCHMENT AREA:** The property lies within the school catchment area of Craighead Primary School, Kilsyth Academy and St. Ninians High School.

**RECREATION:** Milton of Campsie is very well served for the sporting enthusiast with a selection of facilities available on ones' doorstep including a Golf Club, Bowling Club, Tennis Club and Rugby Club.

**COMMUTING:** Lenzie train station provides a twice hourly service to and from Glasgow Queen Street. Edinburgh Waverley is accessed via a link at Croy train station from Lenzie. The nearby M80 provides swift access to Glasgow city centre.

## TOWN & COUNTRY

ESTATE AGENTS LETTINGS

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## HOURS OF BUSINESS

Monday	8am	–	6pm
Tuesday	8am	–	6pm
Wednesday	8am	–	6pm
Thursday	8am	–	6pm
Friday	8am	–	6pm
Saturday	10am	–	2pm
Sunday	12pm	–	3pm



## DISCLAIMER

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances, but have relied upon our brief inspection and upon information supplied to us by the vendors. Accordingly, it is not intended that these particulars should be relied upon as a representation of facts or that they should have contractual status, and for example (i) The description of the property are intended to be a guide rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Photographs have been taken with a wide angle lens camera and are not necessarily comprehensive, accurate or current. (iv) No representation or warranty is given as to the title or as to the existence or otherwise of any planning consent, building regulation approval or other statutory permission. If there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you view and / or survey the property.