



95 MILNGAVIE ROAD BEARSDEN G61 2EL



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Significantly extended traditional detached bungalow within a particularly sought after pocket of Bearsden, on the corner of West Chapelton Road.

This property is set back from the road, in a mature sizeable garden and within walking distance from a wide range of amenities including local shops and well quoted Schools.

The property displays a wealth of features including an outstanding rear extension, four bedrooms, bathroom, en suite and an abundance of character:

This particularly impressive family home is set amidst a very well-maintained large garden, screened from neighbouring properties by mature trees and established shrubs.

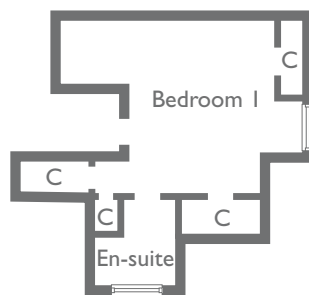
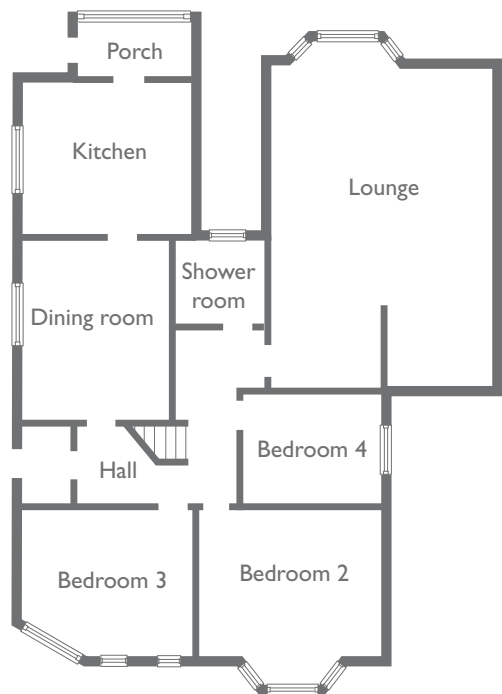
An excellent variety of rooms means the property is eminently flexible and can be adapted to changing family needs.

Accommodation comprises reception hallway, large lounge with open plan dining area, fitted kitchen, formal dining room, four bedrooms, en suite bathroom and further family shower room.

Gas fired central heating system with combi boiler. Double glazed. There are two separate driveways, which can accommodate several vehicles. The garage has been converted to form an office.

The house is set in well-established grounds. The more substantial front and side garden comprises a well prepared lawn with mature, colourful herbaceous border and patio areas. The garden is screened from the road and neighbouring properties by mature trees, thereby offering a high degree of privacy.

No 95 Milngavie Road is very well located for a number of Bearsden's superb amenities. Bearsden offers excellent primary and secondary schooling. The area also offers pre-school and nursery facilities all within walking distance. Local residents are spoiled with an excellent choice of local shopping facilities including Marks & Spencer's and Asda. There are superb recreational pursuits including golf, tennis, bowling, rugby club, sports centres/gyms. Mugdock Country Park and The West Highland Way are right there to be enjoyed for the outdoor enthusiast.



HALLWAY	
LOUNGE	6.51m x 5.52m plus 3.60m x 2.74m
DINING ROOM	4.45m x 3.30m
FITTED KITCHEN	3.50m x 3.42m
BEDROOM 1	4.78m x 4.40m
EN SUITE	
BEDROOM 2	4.52m x 4.47m
BEDROOM 3	3.96m x 3.60m
BEDROOM 4	3.58m x 2.93m
SHOWER ROOM	2.12m x 2.04m

#### INCLUSIONS:

The inclusions are subject to negotiation.

#### RECREATION:

Bearsden is very well served for the sporting enthusiast with a selection of facilities available nearby.

#### COMMUTING:

Bearsden train station provides a twice hourly service to and from Glasgow Queen Street. There are regular bus services from Maryhill Road leading to Glasgow city centre.



## TRAVEL DIRECTIONS

From the Agents branch at Canniesburn Toll proceed along Milngavie Road, heading towards Boclair Road. The property can be found on your left hand side.

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.

# TOWN & COUNTRY

ESTATE & LETTING AGENT

7 Canniesburn Toll, Bearsden, Glasgow G61 2DU  
T. 0141 943 2244 F. 0141 943 2255

88-90 Kirkintilloch Rd, Lenzie, Glasgow, G66 4LQ  
T. 0141 776 5566 F. 0141 776 5599

E. [enquiries@townandcountryestateagents.net](mailto:enquiries@townandcountryestateagents.net)  
Web. [townandcountryestateagents.net](http://townandcountryestateagents.net)

[www.rightmove.co.uk](http://www.rightmove.co.uk) [www.zoopla.co.uk](http://www.zoopla.co.uk) [www.s1homes.com](http://www.s1homes.com)

#### HOURS OF BUSINESS

Monday 9am - 6pm  
Tuesday 9am - 6pm  
Wednesday 9am - 6pm  
Thursday 9am - 6pm  
Friday 9am - 5pm  
Saturday 11am - 3pm  
Sunday 12pm - 3pm