

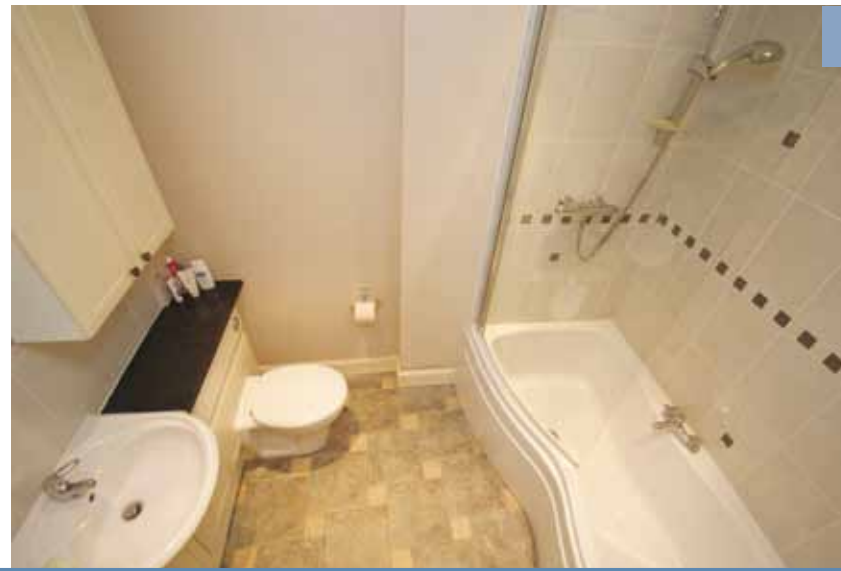
TOWN & COUNTRY

37B Strathblane Road Milngavie



37B Strathblane Road Milngavie G62 8DQ

- Kitchen ■
- Bedroom ■
- Garden ■
- Bathroom ■



A beautifully presented ground floor apartment within a traditional, stone-built two-storey terrace.

The property is one of four in the building and affords its own mature, private gardens to the front.

The apartment may prove to be of interest to a client wishing to down size to a centrally located ground floor flat, with its own private garden. Alternatively the property may prove of interest to a professional couple looking for an upmarket flat in an admired pocket of Milngavie.

The accommodation comprises reception hallway with solid oak flooring which provides access to the lounge, dining room, two bedrooms and bathroom. The lounge is a most inviting bay windowed reception room which looks out onto the secluded private front gardens. The focal point of the lounge is the striking fireplace. The dining room provides ample space for entertaining, with rear facing window. The "Howdens" kitchen has been upgraded to an excellent standard with Shaker style units with integrated dishwasher; washing machine, fridge/freezer, microwave and the "Stoves" oven, hob, extractor hood. There are two double size bedrooms within the apartment, together with a fully tiled bathroom with fitted shower and chrome heated towel rail. The master bedroom features fully fitted bedroom furniture.

Gas central heating system with Ariston combi boiler fitted in 2011. The property is double glazed.

Strathblane Road is a much admired address, very well located for a number of Milngavie's superb amenities. Local residents are spoiled with an excellent choice of local shopping facilities including Costa, M&S, Tesco, Boots and near-future plans for a Waitrose store. 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.

TOWN & COUNTRY

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

Web. townandcountryestateagents.net

www.rightmove.co.uk www.zoopla.co.uk www.s1homes.com



RECEPTION HALLWAY	4.30m x 2.27m
LOUNGE	5.41m x 4.00m
DINING ROOM	3.49m x 2.93m
FITTED KITCHEN	3.86m x 1.75m
BEDROOM 1	4.54m x 3.40m
BEDROOM 2	3.86m x 2.01m
BATHROOM	2.40m x 1.86m

HOURS OF BUSINESS

Monday 9am - 6pm

Tuesday 9am - 6pm

Wednesday 9am - 6pm

Thursday 9am - 6pm

Friday 9am - 5pm

Saturday 11am - 3pm

Sunday 12pm - 3pm

EPC RATING: Band ?



Travel Directions

FOR SAT NAV G62 8DQ

On entering Milngavie from Bearsden on Glasgow Road proceed up-hill, head through the traffic lights onto Strathblane Road, where the property can be found further up 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.