



Dumgoyne Avenue
Milngavie, Glasgow
G62 7NU

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Offers Over £185,000

A larger style Traditional Mid Terrace Villa situated in an established address close to the centre of Milngavie.

The building itself has a render exterior beneath a pitched concrete tiled roof and there are double glazed windows as well as a pvc back and front door. The property has been well looked after for many years although now would benefit from some upgrading and offers the chance for the buyer to change to their own styles and preferences.

At the front the private garden has a level lawn with perimeter wooden fence. The larger rear garden is access from the kitchen via steps and has a good size lawned area which is enclosed by a selection and tress and shrubs.

This particular style of house has a comfortable sized interior at c.900 sq ft and indeed the configuration is such that the upper level is bigger than the ground floor which means each of the upstairs bedrooms is an excellent size.



Home Report Valuation £200,000

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Reference: HP749012
Postcode: G62 7NU

Council Tax Band D

EPC Rating D



The accommodation comprises hallway, large lounge/living room with windows to both the front and the rear and a focal point fireplace.

The kitchen is breakfasting sized with ample space for a good sized table. In addition there is access to further under stair storage space and adjacent to this is a large utility space which also houses the electricity meters. The kitchen has worktop surface area with storage units, integrated sink and a free standing cooker in addition to the rear window and door opening to the garden.



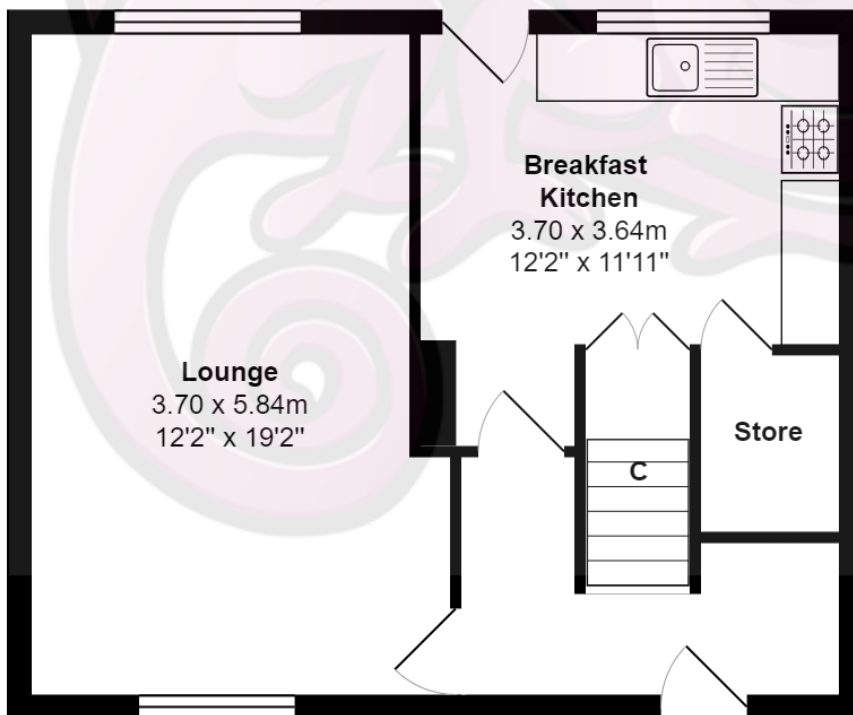
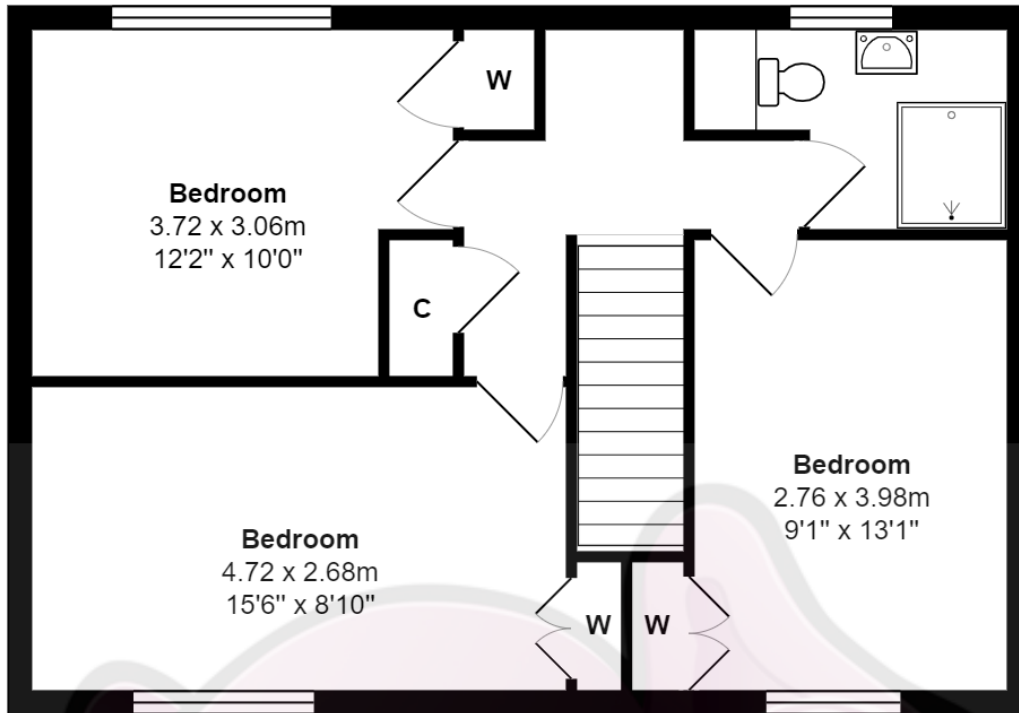
Upstairs there are there good sized bedrooms (each of which has built in storage), further storage cupboard on the landing and access to large loft area. The bathroom has been changed to comprise a large walk in double shower, wash hand basin and w.c.

The property further benefits from gas central heating which includes new radiators and a new boiler in 2021.



Vendor Comments

This has been a much loved family home and is in a great location being so close to Milngavie town centre.



Total Area: 92.0 m² ... 991 ft²

Location

The property is extremely well placed for local amenities. The pedestrianised town centre provides a wide selection of facilities and services, including banks, Post Office, restaurants, Marks & Spencer Food Hall and Waitrose. Milngavie is home to the starting point of The West Highland Way with further walking and cycling trails close at hand in nearby Mugdock Country Park and around the Allander and Craigmaddie Reservoirs. Milngavie train station offers frequent trains to Glasgow's West End and City Centre, along with a direct service to Edinburgh.





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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.

