



PROPERTY
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Falloch Road
Milngavie
G62 7RR

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Offers Over £245,000

This extended Semi Detached Villa is situated in a nice position within the original Mains Estate and benefits from an open outlook at the front and a really large, private garden at the rear.

The house is traditionally constructed with a facing brick and render exterior beneath a concrete tiled roof and the large extension at the side has been sympathetically designed with a matching render exterior with facing brick detailing and a matching pitched concrete tiled roof.

The neat front garden has a low maintenance chipstone area and adjacent to this is a neat lawned area with hedge border.

The rear garden is a really nice size and faces south west so benefit from afternoon and evening sunshine. The garden has a long driveway leading to the single garage, slabbed patio area just outside the back door and then a nice lawned area. At the top is a further enclosed bin store area.

The sectional garage has an electric up and over door and power and light.

Internally the house provides a great home for the successfully buyer and although is in need of modernisation the house has the benefit of a really nice side extension which adds either a large second public room or indeed could be used as a third bedroom if required.



Home Report Valuation
£260,000



The full accommodation comprises double glazed front porch, entrance hallway, large main lounge living room with picture window to the front, breakfasting sized kitchen to the rear with plumbing for washing machine and dishwasher, built in hob, oven and hood and door opening to the rear garden.

Adjacent to this area in the extended part of the house is a downstairs shower room with sink, w.c..and a window to the side and this also provides access to the extended sitting room with window to the front.



On the upper level there are two double bedrooms (both with built in wardrobes) and a nice modern family bathroom with three piece suite comprising panelled bath, wash hand basin and w c..

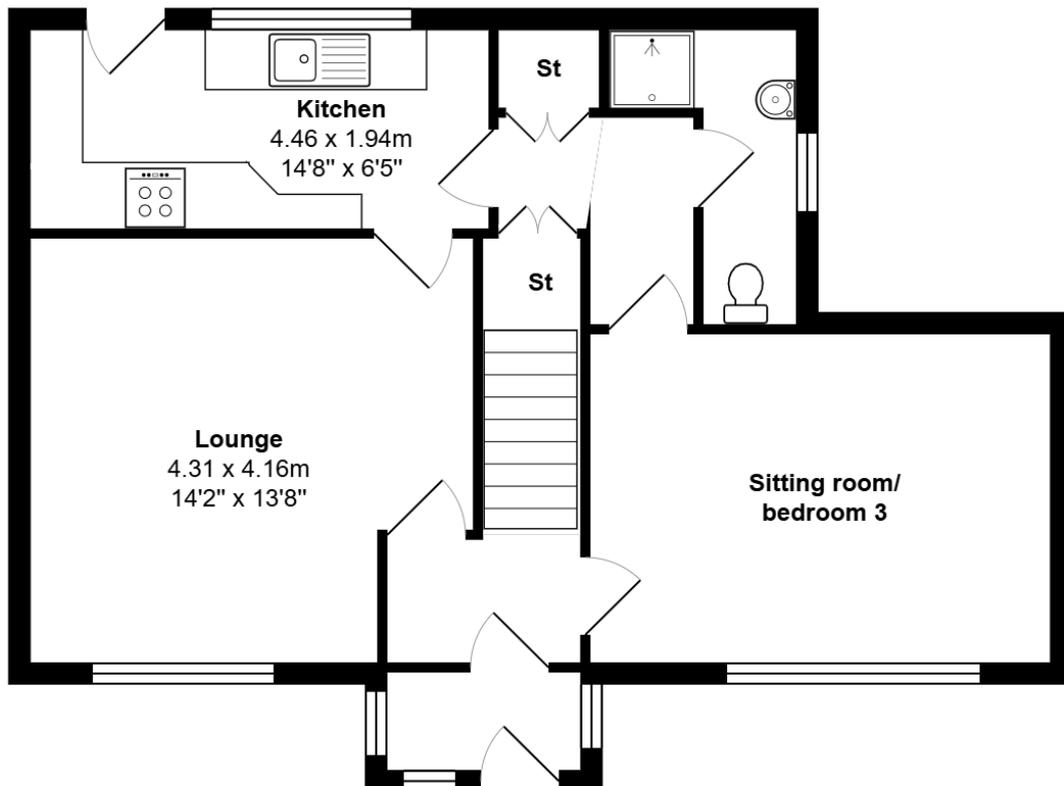
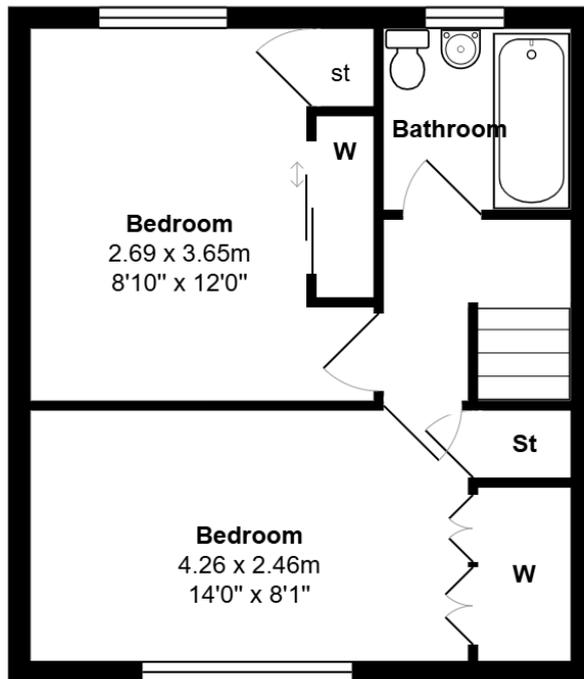
The property further benefits from gas central heating, double glazing and a large loft area which indeed other houses have converted into further living space.

This part of Mains Estate is very popular as it is close to Mugdock and also has great primary and secondary school access within easy walking distance.



Vendor Comments

Great location which is handy for schools and also the village centre. Really nice sized rear garden with single garage and driveway with plenty parking for additional cars.



Total Area: 88.8 m² ... 956 ft²

Location

Mains Estate remains one of Milngavies most sought-after residential districts, served by Douglas Academy and within the catchment area for Clober Primary School, located less than a mile away. Milngavie Village Centre is only around a mile and a half to the east. The area also benefits from a wide choice of leisure facilities, including the Nuffield Health Fitness & Wellbeing Gym, and offers access to scenic walks, most notably the start and finish of the famous West Highland Way.





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