



  
**McEwan Fraser Legal**  
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**21 Poplar Drive**  
MILTON OF CAMPSIE, GLASGOW, G66 8DZ





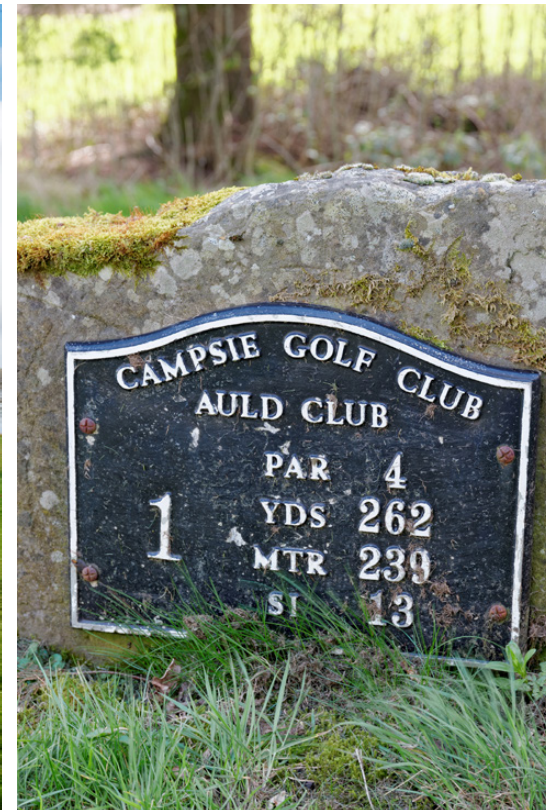
# Milton of Campsie

GLASGOW, G66 8DZ

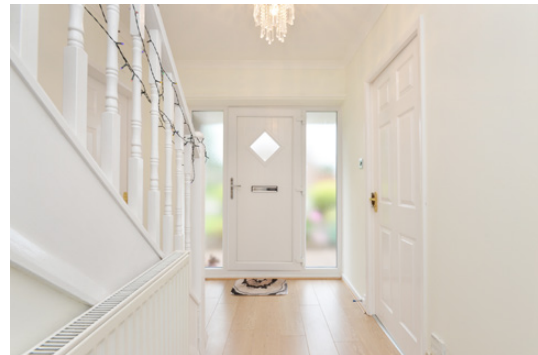
The property is situated in the much sought after Poplar Drive in Milton of Campsie which is surrounded by stunning views of the Campsie Hills. Milton of Campsie is a small village in East Dunbartonshire, ten miles north of Glasgow. It is ideally located at the foot of the Campsie Fells, providing spectacular views.

The nearest town is Kirkintilloch where you will find a full range of amenities such as cafes, bars, restaurants, supermarkets and leisure facilities. Also, the property is located in the catchment area of Craighead Primary School, St, Machans Primary School, St. Ninians High School and Kilsyth Academy.

In addition to this, there are excellent road links close by giving easy access to Glasgow City Centre and the Central Belt motorway network system.







# 21 Poplar Drive

MILTON OF CAMPSIE, GLASGOW, G66 8DZ

We are delighted to introduce to the market, this stylish and very impressive four bed detached family villa. This is a superb and very adaptable home which provides substantial accommodation and living space for any growing family.

Beautifully nestled in a popular family-friendly area that's well known for its neighbourly spirit. The property is offered to the market in absolutely immaculate condition and benefits from many thoughtful upgrades, including a stunning bathroom and kitchen.

The accommodation consists of a welcoming entrance, leading to a bright and airy lounge that could accommodate a range of furniture configurations. The light pours in from the large picture window and helps make a very relaxing place to sit at the end of a long day.

The formal dining room offers tremendous dining space for entertaining friends and family on more formal dining occasions.

The kitchen is simply beautiful, modern and very well-appointed. It is finished in light grey units with contrasting natural wood worktops that look very stylish. This lovely hub of the family home benefits from an electric hob, double electric oven and a freestanding dishwasher. It's the perfect place for any chef to serve up a marvellous meal. The breakfast bar offers informal dining space and will be a real help on busy school and workday

mornings when time is at a premium.

The utility room is ideal for dealing with the washing requirements, there's ample space for a free-standing washing machine and tumble drier. The downstairs WC is a welcome addition in any busy family home and this one is situated in an easy to access and convenient area of the house.

Upstairs the tiled family bathroom is simply stunning, very fresh and bright, with a white suite, consisting of a P shaped bath, with standalone quadrant shower enclosure containing a mains shower and a stylish sink and pedestal unit.

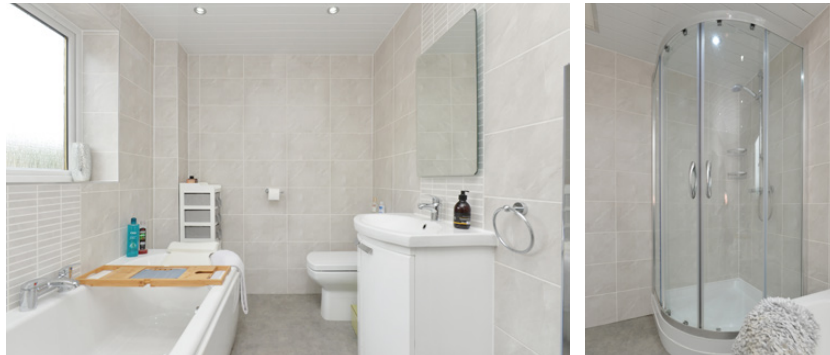
There are four good sized bedrooms in this lovely home, all with plenty of room for free-standing furniture and two containing built-in wardrobes. The home is kept warm and comfortable via the double glazing and gas central heating.

The low maintenance rear garden is both pet and child-friendly, with a large deck it makes a perfect spot to relax on sunnier days. Outdoor space is complemented by off-street parking to the driveway with the garage being a real bonus for those who like to tinker with a hobby or prefer to use the space for extra storage.

Some properties tick all the boxes, and this is certainly one of them. Early viewing is a real must for any family looking for a perfect place to call home.

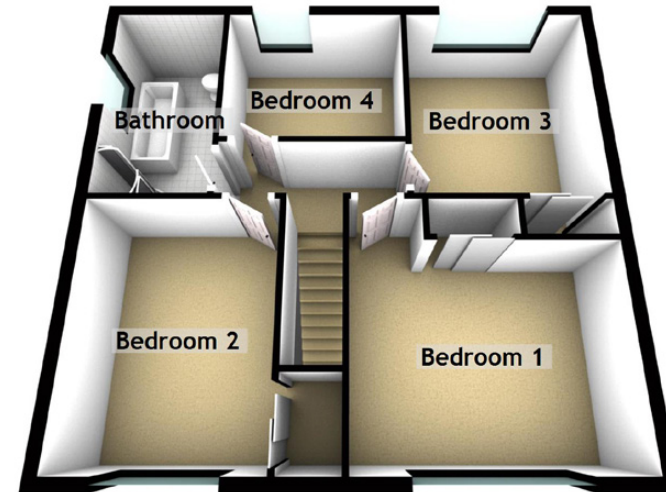
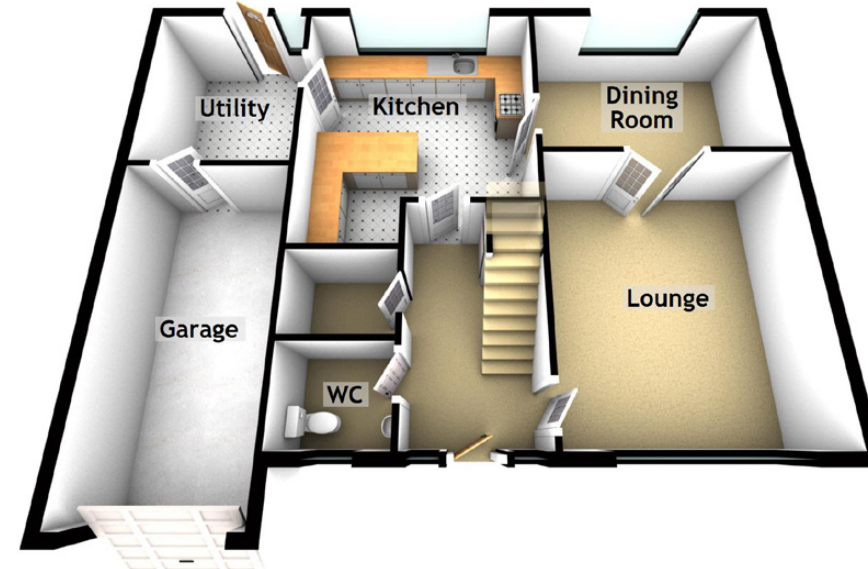






# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.57m (15') x 4.01m (13'2")
Dining Room	3.99m (13'1") x 2.70m (8'10")
Kitchen	4.39m (14'5") x 3.88m (12'9")
Utility	2.95m (9'8") x 2.58m (8'6")
WC	1.70m (5'7") x 1.48m (4'10")
Bedroom 1	4.11m (13'6") x 3.89m (12'9")
Bedroom 2	3.90m (12'10") x 2.90m (9'6")
Bedroom 3	3.37m (11'1") x 3.02m (9'11")
Bedroom 4	2.95m (9'8") x 2.40m (7'10")
Bathroom	3.33m (10'11") x 1.89m (6'2")
Garage	5.28m (17'4") x 2.58m (8'6")

Gross internal floor area (m²): 123m² | EPC Rating: D

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.

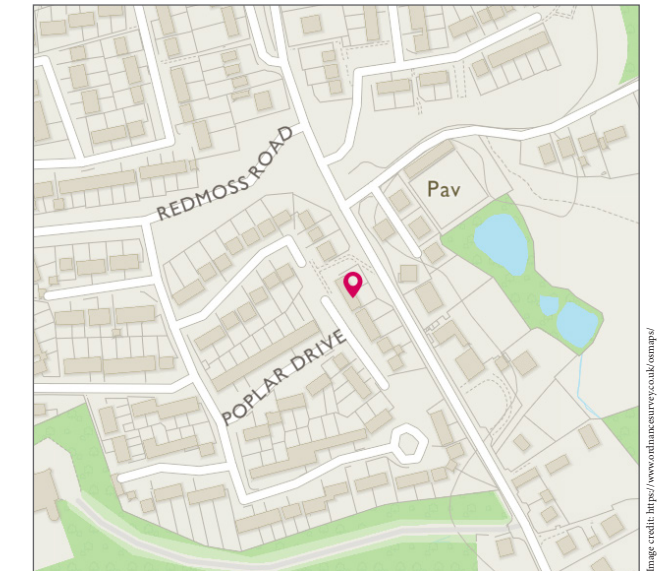


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