



# 10 LANGBANK HOLDINGS

MILNGAVIE, GLASGOW, G62 6EL

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents



LANGBANK HOLDINGS AND GREENACRES COTTAGE SIT NESTLED IN A SMALL GROUPING OF PRESTIGIOUS PROPERTIES ON THE OUTSKIRTS OF THE HIGHLY SOUGHT AFTER RESIDENTIAL SUBURB OF MILNGAVIE THAT FEATURES SOME OF THE MOST INDIVIDUAL, EYE-CATCHING PROPERTIES IN THE IMMEDIATE AREA.

A seven-minute drive will take you to the train station (approx. 1.9 miles) yet you are looking out over some of the most beautiful countryside and landscapes.

On offer are a four-bedroom home, a one-bedroom cottage, a large barn/workshop/gym, complete with sauna (may need attention as this has not been tested), and 5.9 acres of land making this ideally suited for future equestrian use. The land is level and currently laid to grass.







## RECEPTION HALL & LOUNGE

04

THE MAIN PROPERTY IS A STRIKING FOUR-BEDROOM, DETACHED AND EXTENDED COTTAGE WITH FOUR PUBLIC ROOMS, TWO BATH/SHOWER ROOMS, AND A DINING KITCHEN.

As an added bonus, there is a staircase to the attic, ripe for conversion (subject to necessary planning requirements). The lounge and the sitting room each have log fires that act as a warm focal point for the rooms.

The internal accommodation comprises a bright and welcoming

reception hallway, which has been fully opened up to maximise the size and could easily be used as a study/reading area. The immediately impressive lounge benefits from dual aspects which flood's the room with natural light and offers a range of furniture configurations. There is also a handy under-stairs cupboard. The sitting room has French doors to the

terrace and provides access to the kitchen on one side and the dining room on the other. There are three bedrooms on this side of the house and one bathroom. Steps from the kitchen/diner lead to the utility room, shower room and the principle bedroom. This home will benefit from some upgrading and is a blank canvass for your creativity.





SITTING ROOM &amp; DINING ROOM





## THE KITCHEN & UTILITY





THE MASTER BEDROOM  
& SHOWER ROOM









THE BATHROOM



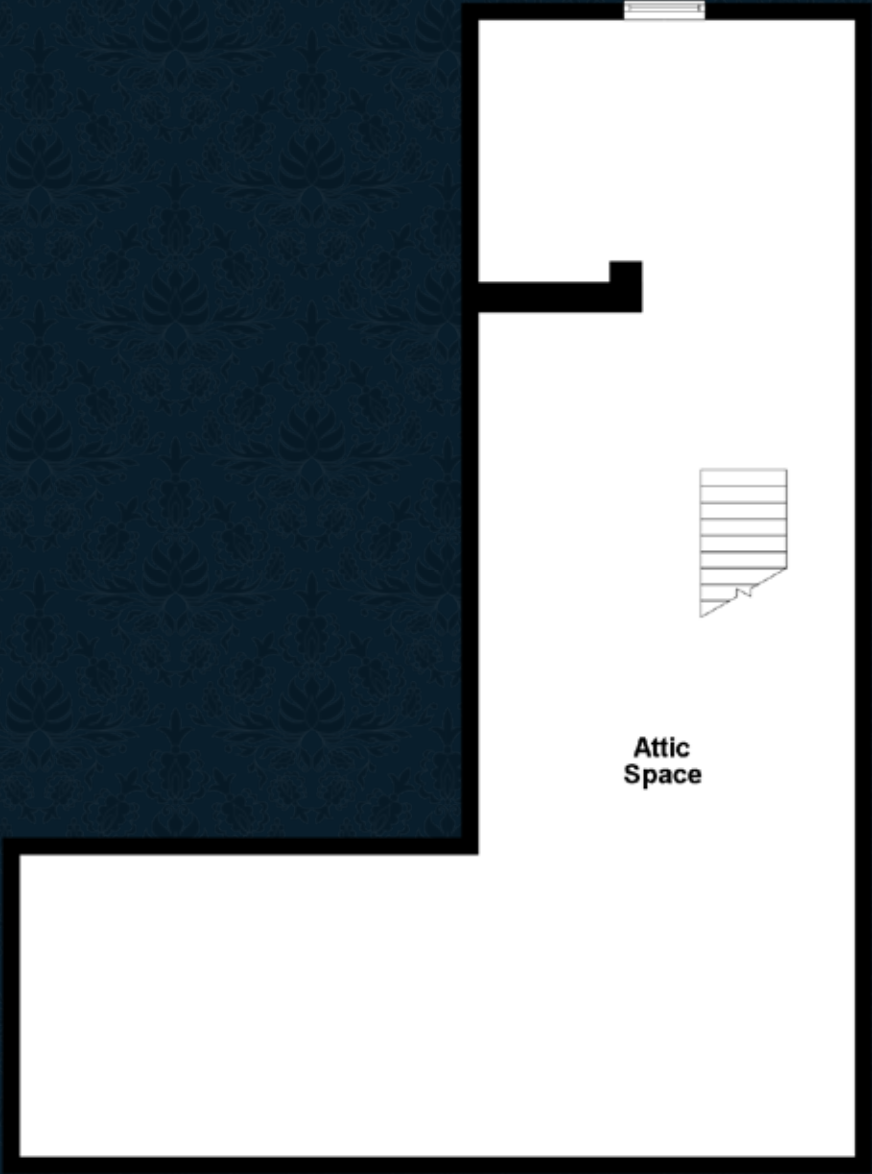








FLOOR PLAN  
& DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Reception Hall	5.10m (16'9") x 3.80m (12'6")
Lounge	5.65m (18'6") x 3.75m (12'4")
Sitting Room	5.20m (17'1") x 3.90m (12'10")
Dining Room	3.90m (12'10") x 2.70m (8'10")
Kitchen/Diner	7.40m (24'3") x 3.00m (9'10")
Utility	2.50m (8'2") x 1.80m (5'11")
Master Bedroom	4.75m (15'7") x 4.30m (14'1")
Shower Room	1.80m (5'11") x 1.60m (5'3")
Bedroom 2	4.35m (14'3") x 3.65m (12')
Bedroom 3	3.00m (9'10") x 2.60m (8'6")
Bedroom 4	3.90m (12'10") x 2.40m (7'10")
Bathroom	2.70m (8'10") x 2.60m (8'6")
Attic Space	13.90m (45'7") x 10.20m (33'6")

Gross internal floor area (m<sup>2</sup>): 177m<sup>2</sup>

EPC Rating: G



# GREENACRES COTTAGE

THIS IS A WELL-PROPORTIONED ONE-BEDROOM COTTAGE THAT HAS PREVIOUSLY ACHIEVED INCOME AS A HOLIDAY LET. THE NATURAL LIGHT IN THE COTTAGE IS DIVINE AND THE VIEWS ARE SUPERB.

Accommodation comprises a large open-plan living room with dining space and kitchen, a bathroom with an alcove bath, and a double bedroom. This is an ideal opportunity for extended family living or holiday rental income.

As a whole, this property is quite unique for the location and offers superb potential to make a home of distinction.









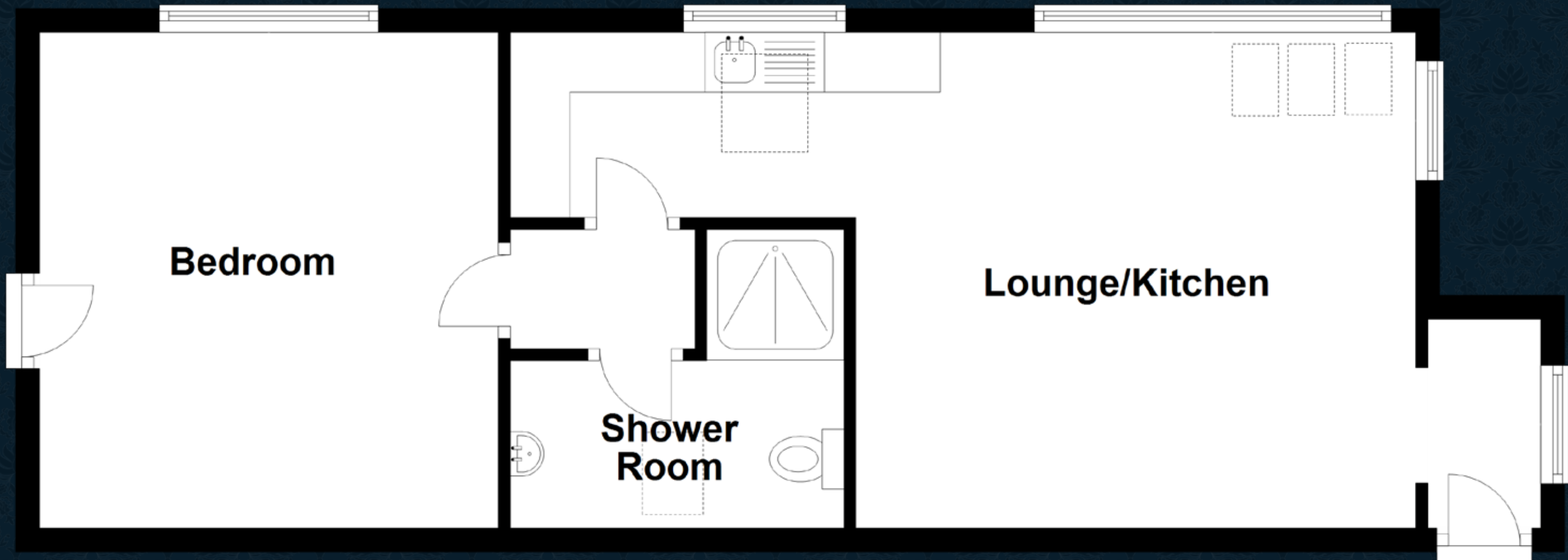








# FLOOR PLAN & DIMENSIONS



Approximate Dimensions

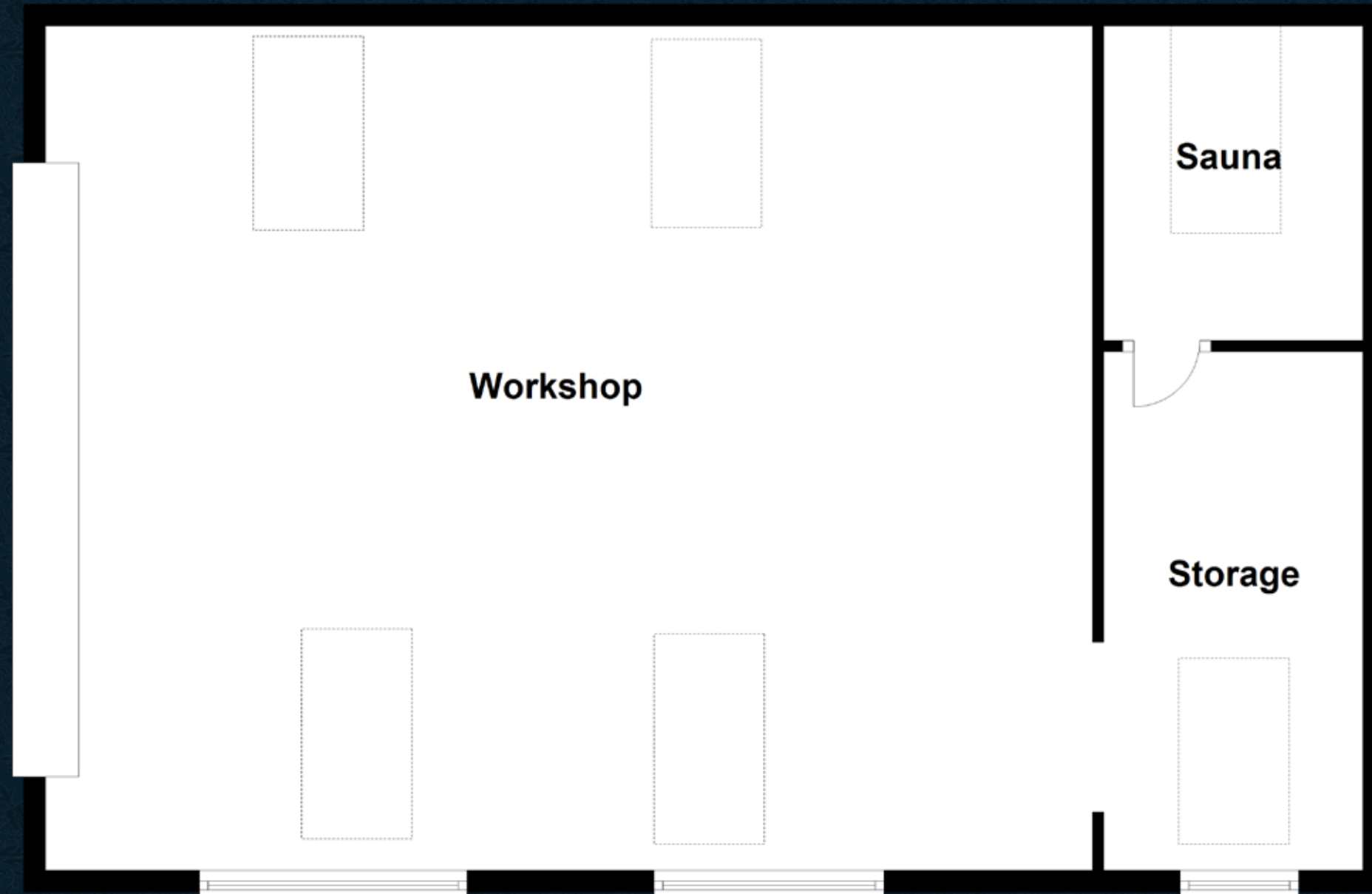
(Taken from the widest point)

Lounge/Kitchen	7.60m (24'11") x 4.20m (13'9")
Bedroom	4.15m (13'7") x 3.85m (12'8")
Shower Room	2.80m (9'2") x 1.40m (4'7")









Approximate Dimensions  
(Taken from the widest point)

Workshop	9.50m (31'2") x 7.65m (25'1")
Sauna	2.85m (9'4") x 2.35m (7'9")
Storage	4.40m (14'5") x 2.35m (7'9")



## THE LOCATION

MILNGAVIE IS A THRIVING TOWN, WHICH HAS A PEDESTRIANISED VILLAGE CENTRE AND RAILWAY STATION. IT REMAINS AT THE FOREFRONT OF GLASGOW'S RESIDENTIAL PROPERTY MARKET AND IS A HIGHLY SOUGHT AFTER RESIDENTIAL SUBURB.

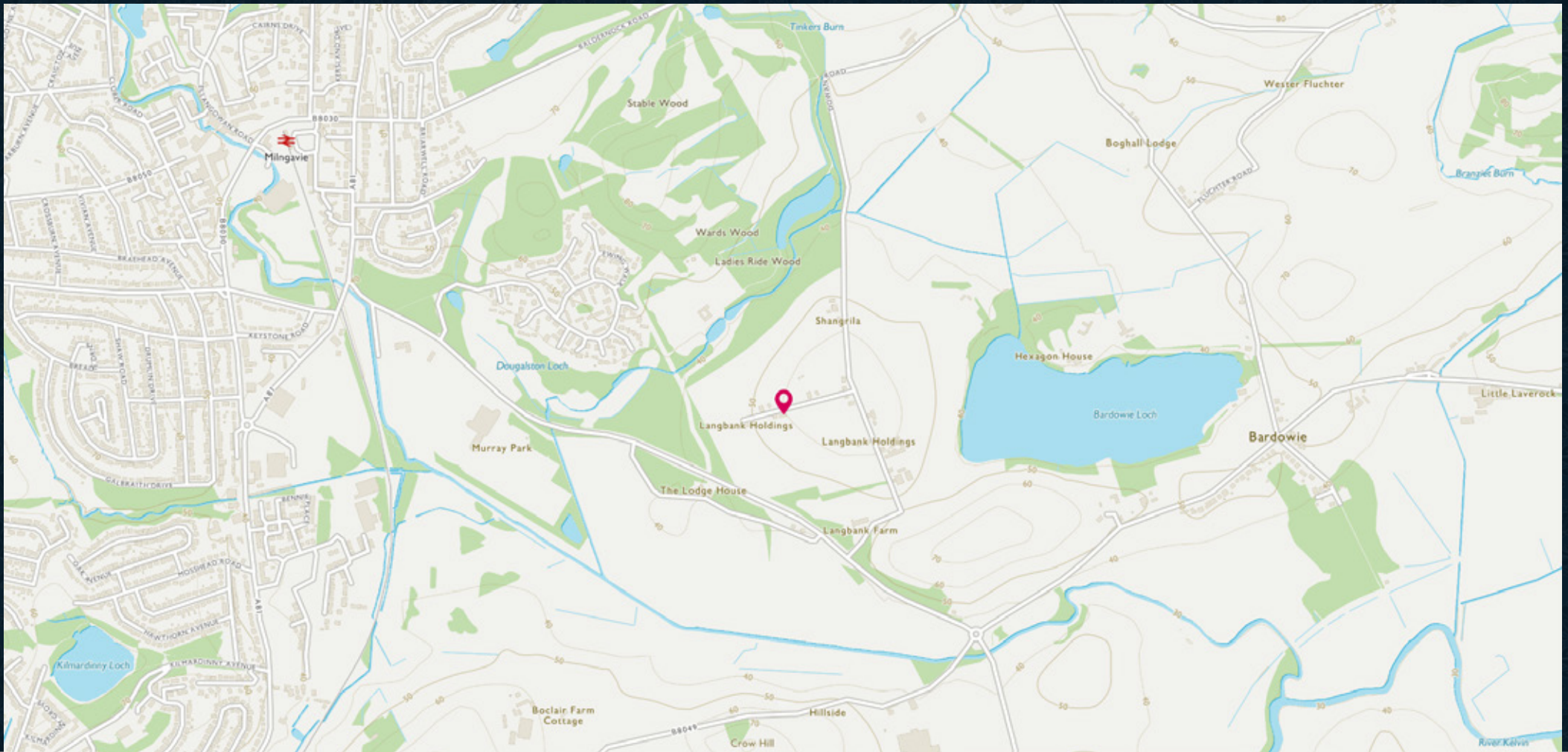
Its pedestrianised village centre boasts a great range of independent stores, as well as the multiples of Tesco, Marks & Spencer's (food hall), Waitrose and Boots. It has a number of restaurants, coffee houses, banks and a Post Office and, critically at its centre, Milngavie Railway Station, which has four trains an hour into Glasgow's West End and City Centre, including a service all the way through to Edinburgh. Glasgow Airport is 10 miles to the south. Leisure interests are catered for with a number of sporting opportunities in the vicinity. Additionally, there are three further golf courses and bowling clubs. Fairview Court is very well placed for access to the countryside, Loch Lomond is only 15 miles to the north and provides many water sports. Bardowie Loch is minutes away and visible from the end of the road.













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