



Rarely available two-bedroom apartment, spacious accommodation, Milngavie area, garage



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to offer this rarely available two-bedroom apartment to the market. It is set beautifully in a quiet and private little enclave within the ever-popular Milngavie area. This property offers fantastic living space and is sure to appeal to a wide range of prospective purchasers.

THE LIVING ROOM



The accommodation comprises; an entrance hallway with a large storage cupboard to help keep everything tidy and clutter-free. The hallway is welcoming due to the clever glass wall, which allows the natural light to flood the area. The very spacious living room is of a size not normally seen in apartments, flooded with natural light streaming in from the large windows. Due to the shape of the room, it will suit a range of different furniture configurations and provide good space for a dining table. The square galley kitchen contains a range of units with an electric cooker, under-counter fridge, freezer and a washing machine.

THE KITCHEN





There are two bedrooms in this apartment, bedroom two has built-in storage and both have plenty of room for free-standing furniture. Like the living room, the bedrooms benefit from a bright and pleasant outlook. The tiled shower room contains a toilet and sink, along with a mains shower within a large shower enclosure. The apartment is kept warm, comfortable and secure with double glazing, gas central heating and a secure entry system.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

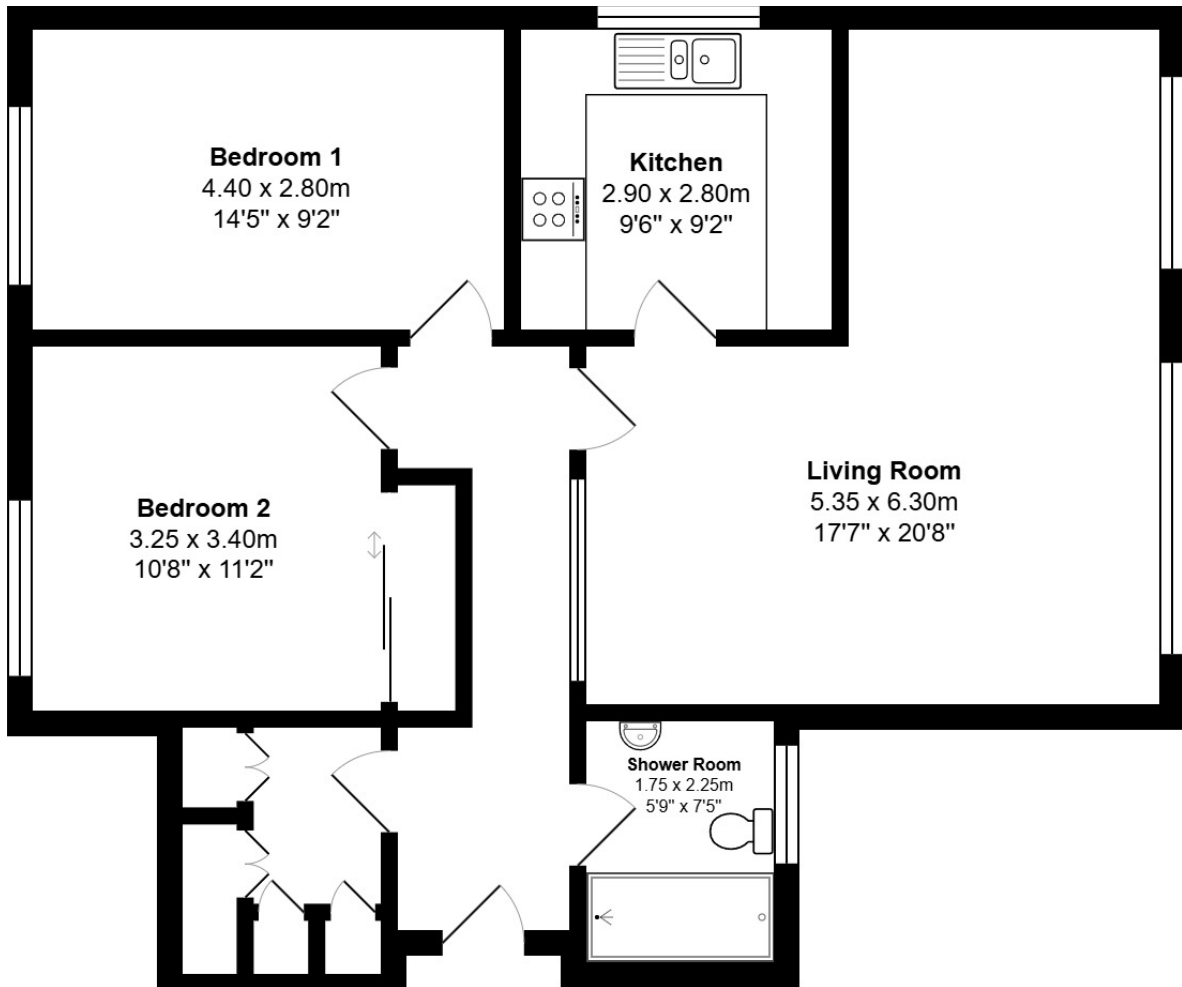


Residents parking is adjacent to the apartment and the property comes with its own single garage. There is also a well-maintained communal area to the rear. This is an ideal property which is sure to appeal to a wide range of buyers. Early viewing is recommended to anyone seeking a great apartment, in a quiet and eternally popular area.

EXTERNALS

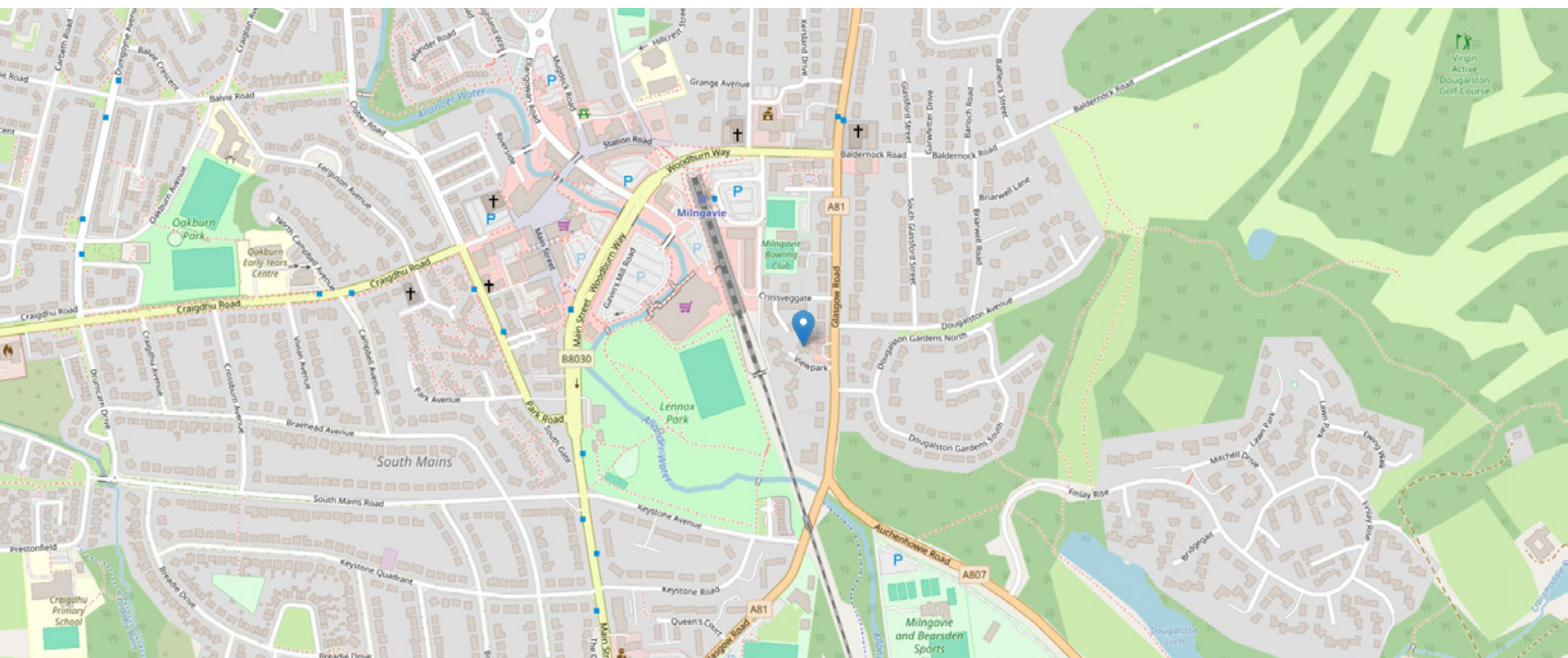


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 100m² | EPC Rating: B



THE LOCATION

Milngavie town centre is close by and boasts a great range of independent stores, as well as the multiples of Tesco, Marks and 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 only 10 miles to the south. Leisure interests are catered for with a number of sporting opportunities in the vicinity. Additionally, there are many excellent golf courses and bowling clubs. Loch Lomond is only 17 miles to the west and also provides many water sports opportunities. There are also excellent schools within easy reach.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
KEN MEISAK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.