




McEwan Fraser Legal
Solicitors & Estate Agents
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6 Lochiel Drive
MILTON OF CAMPSIE, GLASGOW, G66 8ET



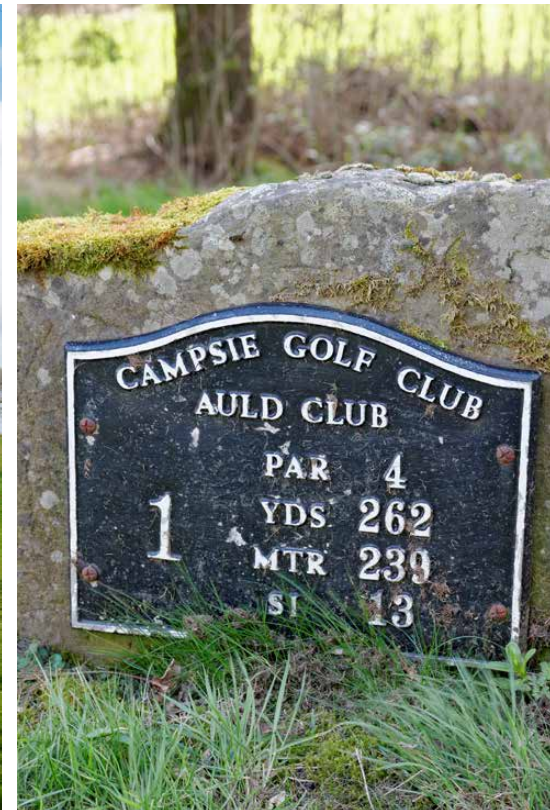
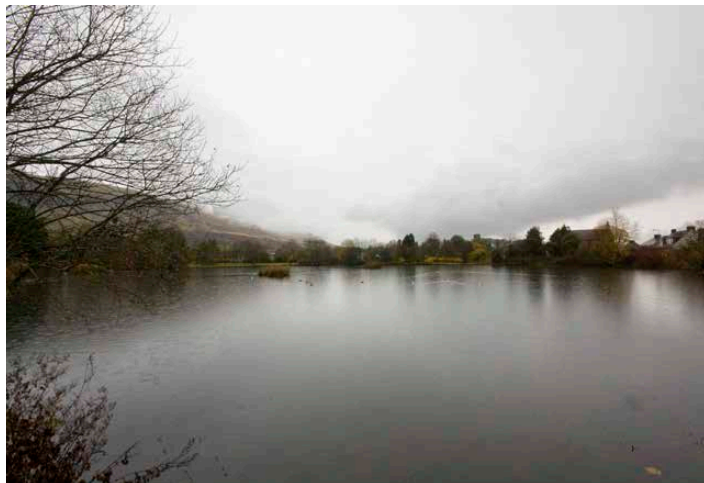
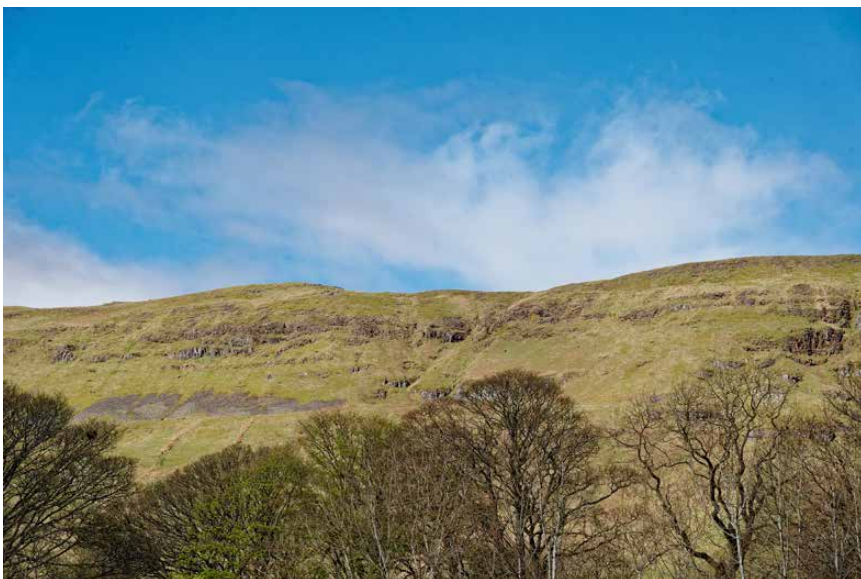
Milton of Campsie

GLASGOW, G66 8ET

The property is situated in the much sought after Lochiel 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.



6 Lochiel Drive

MILTON OF CAMPSIE, GLASGOW, G66 8ET

“... complemented by fresh stylish décor and will impress even the most discerning of buyers ...”

McEwan Fraser Legal is delighted to offer to the market place this versatile semi-detached bungalow which is situated within the picturesque location of Milton of Campsie.

The property has been upgraded by the current owner and is complemented by fresh stylish décor and will impress even the most discerning of buyers. The property will have broad market appeal and early viewing is highly advisable to avoid disappointment.

The well laid out accommodation comprises of a welcoming reception hall which offers access into the lounge, bedroom three and family bathroom. The spacious lounge has ample natural light and adjoins the dining area which is sufficient to host a medium-sized table and chairs and grants access to the rear garden grounds via double glazed patio doors. The modern kitchen has been finished to a high standard to include a good range of floor and wall mounted units with matching worktop, which provides a fashionable

and efficient workspace. It further benefits from an integrated oven, hob and extractor hood, making this the ideal kitchen for an aspiring chef. The two remaining bedrooms are generous in size and the property is completed internally by the family shower room which comprises three-piece vanity suite with shower unit.

Externally the property mirrors the excellent condition of inside and benefits from both front and rear private gardens. To the front there room for a car, as well as a driveway with ample room for another three cars. The rear garden is child secure with section laid to lawn with a generous patio area ideal for soaking up the sun in the summer months.

The property further benefits from gas central heating and an extensive driveway.

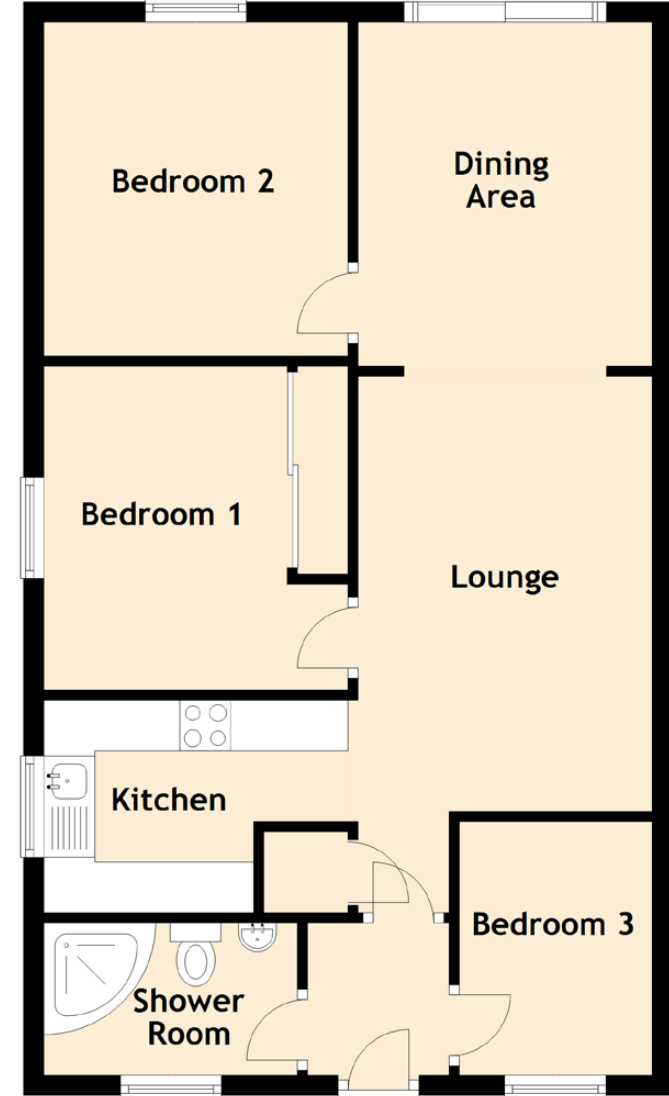
It is only after close inspection will buyers fully appreciate this impressive property and therefore viewing is fully recommended at the earliest opportunity.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 2.90m (9'6")
Dining Area	3.40m (11'2") x 2.90m (9'6")
Kitchen	2.70m (8'10") x 2.10m (6'11")
Bedroom 1	3.20m (10'6") x 2.70m (8'10")
Bedroom 2	3.30m (10'10") x 2.70m (8'10")
Bedroom 3	2.50m (8'2") x 1.90m (6'3")
Shower Room	2.50m (8'2") x 1.50m (4'11")

Gross internal floor area (m²): 60m² | EPC Rating: D



Image credit: <https://www OrdnanceSurvey.co.uk/omaps/>



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Part
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