



THREE BEDROOM UPPER
COTTAGE FLAT

GAS CENTRAL HEATING

LARGE PRIVATE GARDEN
WITH ADDITIONAL SHARED
SPACE

Craigton Avenue, Milngavie, Glasgow, G62 7SX

EVE Property are delighted to welcome to the open sales market a lovely three bedroom upper cottage in the seldom available Craigton Avenue, Milngavie. Set back from the main road in a peaceful enclave, this generously proportioned property will be of significant appeal to a range of buyers looking to settle in the area and, as such, we would anticipate a high level of interest. Arrange your viewing now to avoid missing out!

Offers Over £144,995



Property Description

Positioned amidst similar style neighbouring cottages, number 10 has remained within the same family for over forty years and has been loving cared for during this period of ownership as evidenced throughout. With excellent road and rail transport links, Boclair House, and a wealth of amenities all within a short distance, this particular apartment offers the new owners the best of both worlds - tranquillity and vibrancy in abundance.

An entrance vestibule to the side provides ingress to the staircase which in turn opens into the large upper hallway with all apartments off. Generously dimensioned and proportioned, the tone is set for the entire cottage with plentiful room and storage space a prominent feature - a rarity with modern builds. To the rear with open aspects of the gardens, the living room is light and bright, bathed with natural sunlight from the large picture window. A feature tiled hearth houses the gas fire and is a lovely focal point providing cosy warmth for nights in. There is ample space for modern furnishings as well as a dining suite providing a perfect spot for entertaining and relaxing in equal measure.

Neutral light decor tones adorn the walls throughout further adding to the sense of volume on offer. A large galley style kitchen has been fully fitted with a selection of wall and floor mounted cabinetry dressed in light maple wood and topped with light grey dapple laminate work surfaces providing a linear look and feel. A large stainless steel sink and drainer with matching swan mixer tap, light cream mosaic tile splashback are further thoughtful upgrades whilst the slot-in gas cooker and under-counter washing are included in the sale. Two large pantry style cupboards to the rear provide useful storage and houses a fridge.





The three bedrooms are all double in size with the front room benefiting from double aspect windows giving incoming owners potential to create another bedroom, subject to gaining necessary local authority consents. Such is the extent of the proportions that indeed, converting the loft into a further habitable space again with permissions, is a further possibility.

The three piece bathroom completes the cottage and comes fitted with electric power shower over the bath, half height partial wall tiling and vanity storage under the sink.



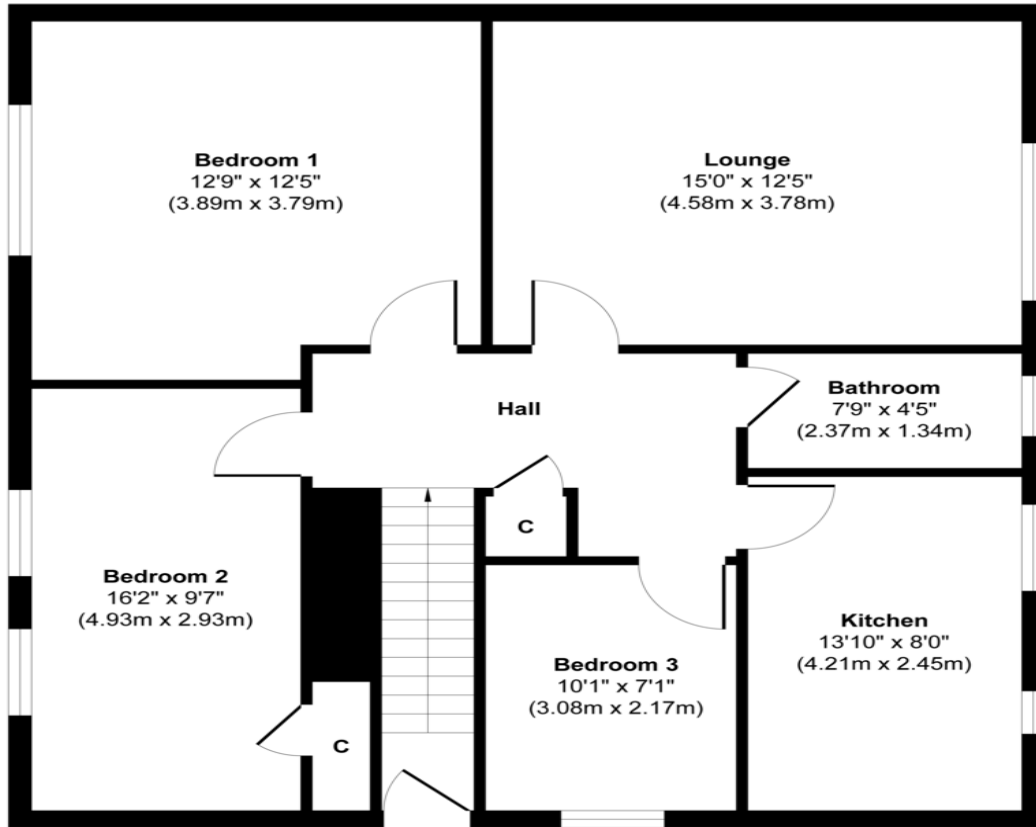
The rear drying green is neatly manicured with gravel paths for ease of access, with the large side garden showcasing fondly tended planters and greenhouse - a true credit to the owners of the property.

This particular type of abode is indeed rare to the local market, in particular one which has been well maintained and cherished by the current vendors - call our friendly sales team today to register your interest to avoid missing out on a fantastic opportunity!



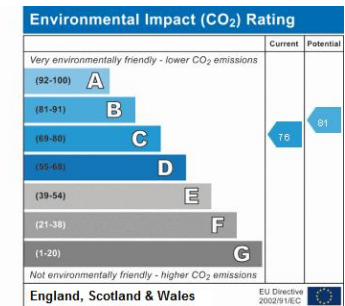
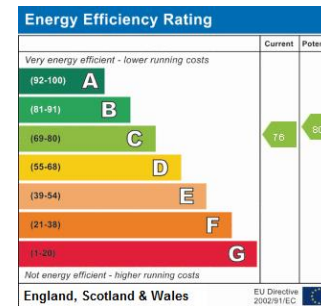
Milngavie is a charming town situated on the outskirts of Glasgow which offers a wide selection of cafes, restaurants and bars within the town centre. Craigton Avenue is a short distance from the town centre offering excellent shopping and stores including M&S and Waitrose. Milngavie Train Station is close by offering rail links to Glasgow City and beyond. There is excellent schooling nearby including Milngavie Primary and Douglas Academy.

10 Craigton Avenue, Milngavie, G62 7SX



Ground Floor
Approximate Floor Area
850 sq. ft
(79.01 sq. m)

Approx. Gross Internal Floor Area 850 sq. ft / 79.01 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements