



**CODA**  
- ESTATES -

OFFERS OVER

**£220,000**

## 60 CRAIGIELEA CRESCENT, MILNGAVIE G62 7PP

This well presented 2 bedroom terraced property has been immaculately maintained and presented by the owners. Located with an popular residential area, close to all amenities, early viewing is advised. The property boasts modern fitted kitchen, spacious lounge, large conservatory, wonderful garden plot and fully functional floored attic space.

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- \*\*\* Beautiful Family Home \*\*\*
- 2 Double Bedrooms
- Floored Attic Space (3rd Bedroom)
- Spacious Lounge





## FULL DESCRIPTION

Located within a quiet, desirable pocket of the town this attractive family home warrants early viewing. The current owners have maintained and presented the home to an exceptional standard throughout, ideal for modern family living. Accommodation comprises, welcoming reception entrance hallway, the formal lounge, contemporary and well appointed kitchen with a number of integrated/housed appliances and breakfast bar and the spacious conservatory with french doors overlooking the phenomenal rear garden ground.

On the first floor you will find 2 well proportioned, attractive double bedrooms. Both have been recently decorated. The house bathroom is fresh, neutral and benefits from an electric over the bath shower facility and chrome towel rail.

The floored attic stair is accessed via a staircase and is currently utilised as a further master bedroom suite with velux windows and eaves storage space.

Externally the property boasts an exceptional plot which is fully enclosed for small children and family pets. The garden is mainly laid to lawn and provides an exceptional space for outdoor entertaining or alternatively a tranquil setting to relax.

### Location

Milngavie provides a wealth of amenities, including excellent schooling at both primary and secondary level, a variety of schools, Marks and Spencers Food Hall, a large Tesco and Boots the Chemist.

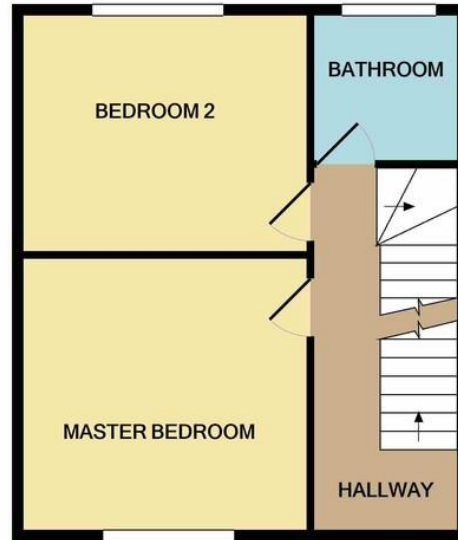




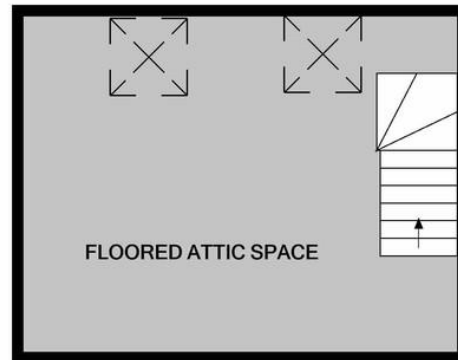




GROUND FLOOR  
APPROX. FLOOR  
AREA 587 SQ.FT.  
(54.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 424 SQ.FT.  
(39.4 SQ.M.)



FLOORED ATTIC SPACE  
APPROX. FLOOR  
AREA 280 SQ.FT.  
(26.0 SQ.M.)