





Enjoying a quiet and peaceful setting across from Clober Golf Club, a larger style, two bedroom, semi-detached villa set amidst expansive, westerly facing gardens. The home occupies a slightly elevated position within an ever popular pocket of Milngavie and is within close proximity of nearby schooling including Clober Primary school and Douglas Academy High school. Carbeth Road is positioned just off Craigton Road where within view, is Clober Golf Club and the eastern end of Craigton Road meets the walking paths of the West Highland Way alongside the Allander River, leading to the nearby pedestrianised centre of Milngavie. The town centre (or "village" as it is still known locally) offers a wide range of amenities including shops, restaurants, library, post office and a choice of supermarkets including Waitrose, Marks & Spencers and Tesco. Milngavie station provides a regular service to Glasgow and Edinburgh and the area is home to a number of sports centres including Nuffield Health (formerly Esporta), golf clubs and is the starting point to the West Highland Way which links to the nearby Mugdock Country Park and further afield.

The home is surrounded by good sized gardens with well-stocked flower beds on arrival and a slabbed pathway leads to the entrance and beyond the side of the property. The expansive rear garden faces west and

therefore attract the majority of the day's sunlight. There is a sizeable area of lawn, a lovely path leading to a seating area at the far end and the gardens are bordered by timber fencing.

On entering, the proportions are immediately evident within the broad entrance hall enjoying additional light through a window on the gable wall and although the home may benefit from a degree of slight modernisation, the original internal doors remain and there are several storage cupboards on both levels. From the hallway, the lounge offers an open fire and bay window and the kitchen is complete with light coloured, wooden wall and base units, integrated oven and gas hob and two larger storage cupboards at the far end. A door at the rear of the hall accesses the rear vestibule area with adjoining store cupboard/garden store and a further door leads to the rear gardens. Upstairs, are two good-sized, double bedrooms, bedroom one affording open outlooks and an open fireplace, bedroom two has a fitted wardrobe/storage cupboard and finally the family bathroom consists of a white, three piece suite. The décor is light and tasteful and further specification includes tilt and turn, double-glazed windows and a gas fired central heating system powered by a modern, Worcester Bosch, green star boiler.

Viewing

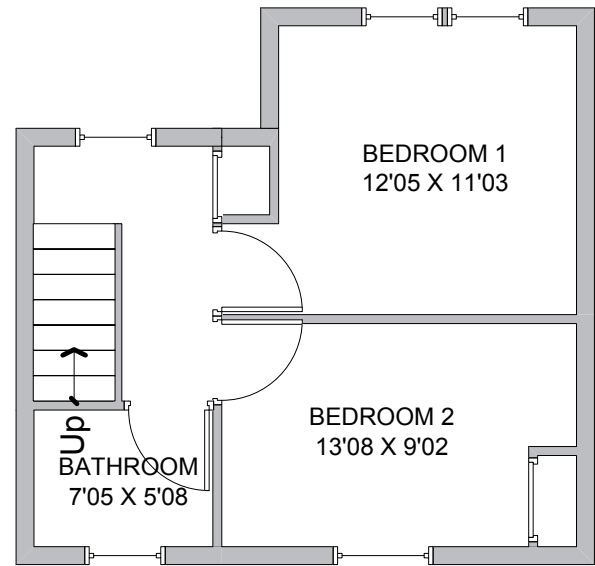
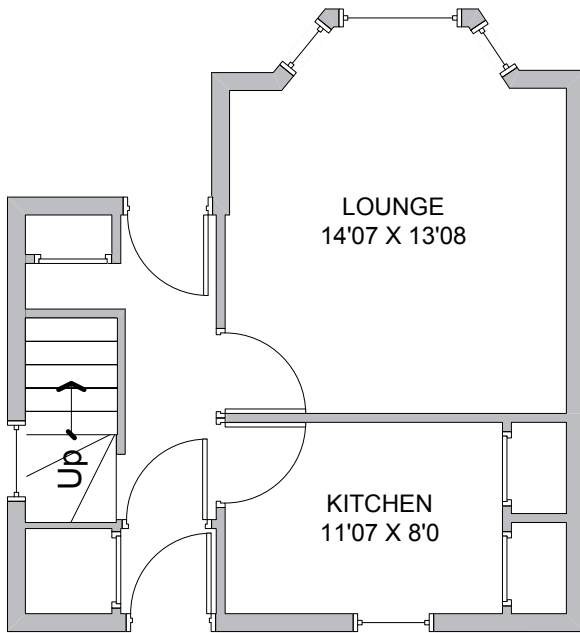
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EER Rating Band C

Property Ref tbc



Accommodation layout & measurements



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Location

From Clyde's office on Drymen Road, Bearsden, proceed north along Drymen Road, continuing straight through Bearsden Cross shortly after which, turn right next to Bearsden Academy on to Stockiemuir Road. Take the third exit at Baljaffray roundabout, on to Craighdu Road and take the third exit at the next roundabout, remaining on Craighdu Road. Take the first turning on your left into Dumgoyne Avenue, the third turning on your left into Tambowie Avenue and turn right on to Carbeth Road. Number 89 lies on your left hand side.

For Satellite Navigation directions please enter the postcode: G62 7AZ

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 **clyde**
PROPERTY

68 Drymen Road
Bearsden, G61 2RH

T: 0141 570 0777

F: 0141 570 0123

e: bearsden@clydeproperty.co.uk

www.clydeproperty.co.uk

