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1 Viewpark **Milngavie**





1 Viewpark, Milngavie, Glasgow G62 6HH



Tucked away within an exclusive flatted development of twenty four properties, an impressive, two bedroom flat enjoying a secluded, ground floor position, a short stroll from the centre of Milngavie. The development is set amidst well-kept garden grounds and number 1 enjoys a particularly enviable ground floor position featuring windows and open aspects on three sides of the apartment. Situated just off Glasgow Road, the development is conveniently positioned within easy walking distance of Tesco superstore, Marks & Spencer and Waitrose supermarkets, Milngavie Bowling Club, and the traffic free centre of Milngavie, which offers a wide array of facilities, along with Milngavie station, which provides a frequent rail service to Glasgow and Edinburgh.

A pedestrian gate at the boundary of the rear garden opens to a pathway which leads to the Allander walkway linking to Tesco, Milngavie town centre, Lennox Park and the station. The beautifully tended, shared gardens offer expanses of lawn complimented by floral borders along with slabbed areas, drying facilities and bordering timber fencing. The gardens are maintained by factoring agents, Macfie & Co whose duties also include the cleaning of the communal areas. Ample private visitors' and residents' parking allocation lies adjacent to the entrance to the development.

A security entry system provides access to the carpeted and illuminated entrance hall leading to the property itself, occupying the ground floor left position and having a beautiful, solid wooden door with stained glass windows. On entering, the generous proportions are immediately evident within the entrance hall measuring some 18ft in length which leads to the "L" shaped lounge and dining area, with two sizeable windows overlooking the gardens. The kitchen features a range of light coloured wall and base units, under unit lighting and integrated appliances including a gas hob, electric high level oven and Bosch dishwasher. There are two sizeable double bedrooms with fitted wardrobes, a further deep storage cupboard off the hallway and, finally, a refitted shower room with Karndean flooring, tiled walls, white suite, mains shower, heated towel radiator and electric hot air heater. The décor follows a light and neutral theme throughout and the specification includes double-glazing, security entry and a gas fired central heating system powered by a Worcester Bosch boiler.

EER rating : Band D

Property reference : BP8042

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Property location



From Clyde's office on Drymen Road, Bearsden, proceed north along Drymen Road and turn right at the traffic lights at Bearsden Cross, on to Roman Road. Turn left at the end of the road, on to Milngavie Road and take the third exit at the Burnbrae roundabout next to Waitrose on to the A81, Glasgow Road. Pass beneath the railway bridge, proceed straight ahead at the traffic lights, after which turn first left into Viewpark. Number one lies on your left hand side.

Find out more...

For more information or to arrange a viewing please contact Clyde Property Bearsden
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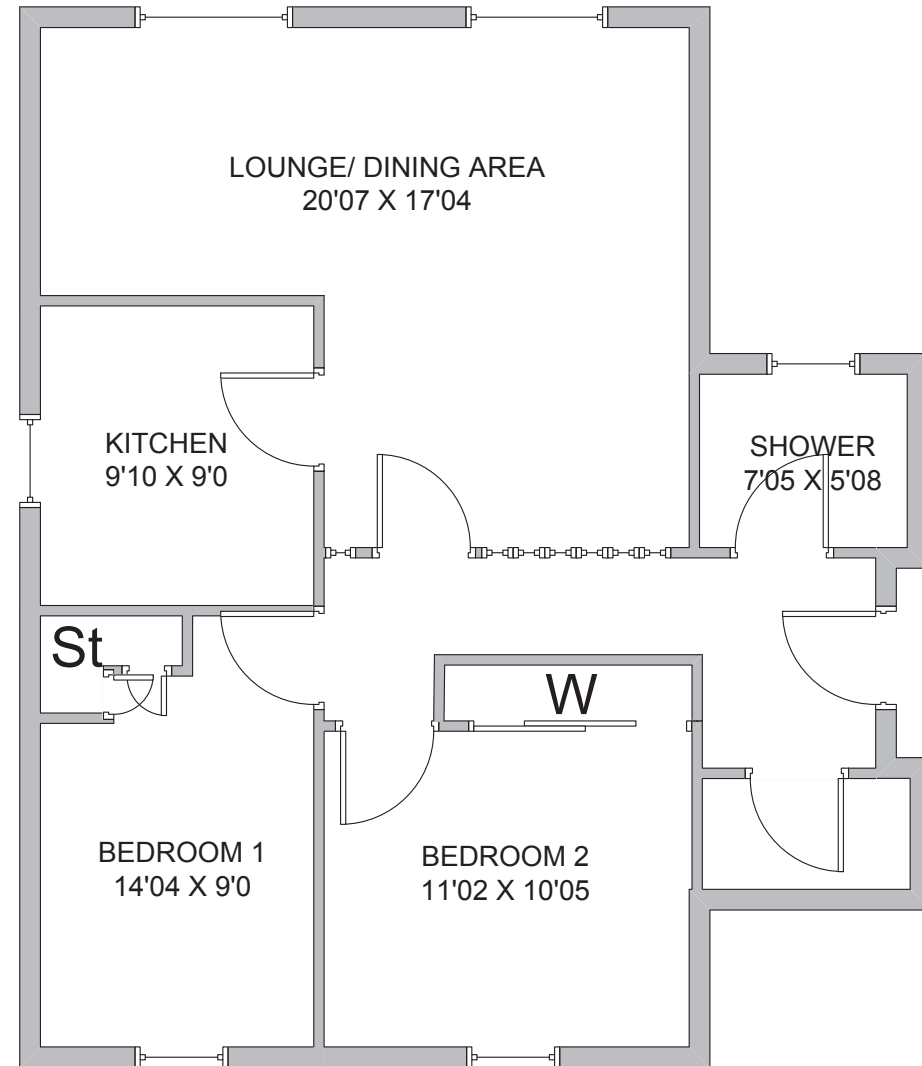
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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans are for illustration only and may not be to scale. All measurements are taken from longest and widest points.



Approximate gross internal area 850.34 sq ft - 79 sq m

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