



4 Balvie Crescent, Milngavie
Offers Over £169,000
3 BED TERRACED HOUSE



 **McHugh**
Estate Agents



Features

3 Double Bedrooms

Spacious family accommodation

Low traffic location

Walking distance to primary and secondary schools

Douglas Academy catchment

Large front and rear gardens

Excellent inbuilt storage

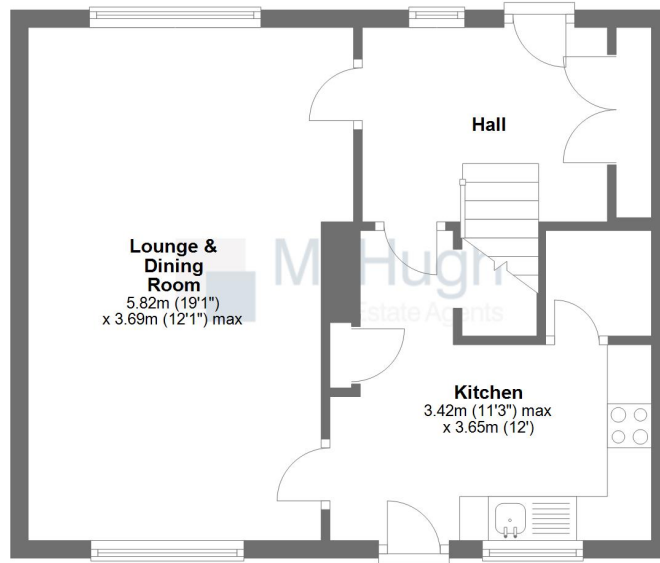
10 minutes walk to Milngavie Precinct



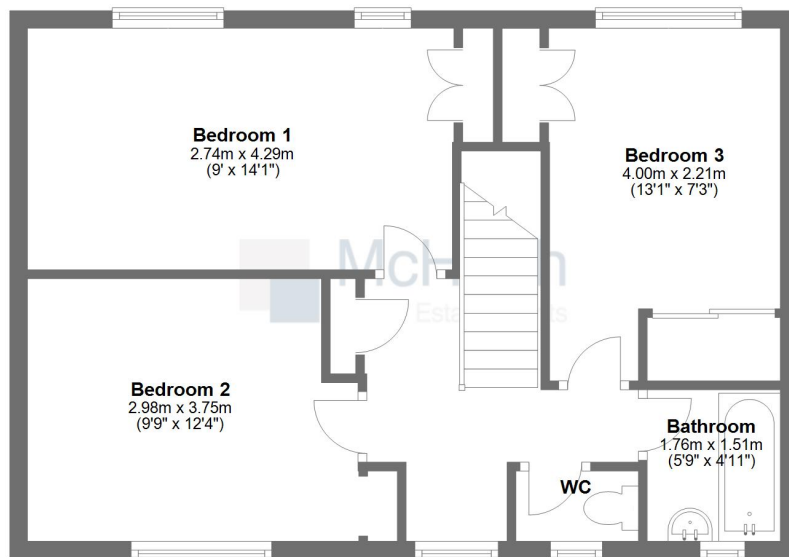
3 BED TERRACED HOUSE

4 Balvie Crescent, Milngavie

Ground Floor



First Floor



This floorplan has been created for guidance purposes only.
Plan produced using PlanUp.

4 Balvie Crescent, Milngavie

Set in a low-traffic crescent within an ever popular residential pocket, this exceptionally spacious three bedroom terraced villa provides generous family accommodation at a very attractive price.

The property would benefit from a degree of modernisation throughout and offers a great opportunity for purchasers to add value to their investment.

Accommodation

The entrance door opens to a bright and welcoming hallway which has large inbuilt storage cupboard in the recess. The spacious lounge and dining room is naturally bright and has outlooks over the front and rear gardens. A door leads from the dining area to the well proportioned kitchen which has a deep inbuilt larder cupboard and a door to the private rear garden.

On the upper floor there are three large double bedrooms, each of which have inbuilt storage and ample space for additional furniture. There is a two piece bathroom and a separate WC.

A ceiling hatch and pull-down ladder access the large attic storage space.

Glazing and Heating

The property has upvc double glazing and gas central heating.

Gardens

The front garden is enclosed by timber fencing and provides a generous lawn with established foliage. At the rear, steps lead up to the level garden which is mainly laid to lawn and has two timber decked sections.

Location

The property is extremely well placed for Milngavie's extensive local amenities. The pedestrianised town centre provides a wide variety of shops, cafes and bars along with Marks & Spencer's Food Hall and Waitrose. Recreational facilities include a choice of sports centres/gyms, tennis and bowling clubs and a selection of highly regarded golf clubs. Clober and Craigdhu Primary Schools and Douglas Academy are within 10 minutes walk. Milngavie train station offers frequent trains to Glasgow's West End and City Centre.

Sat Nav - 4 Balvie Crescent G62 7AQ

Dimensions

Lounge & Dining Room - 5.82m x 3.69m

Kitchen - 3.42m x 3.65m

Bedroom 1 - 2.74m x 4.29m

Bedroom 2 - 2.98m x 3.75m

Bedroom 3 - 4.00m x 2.21m

Bathroom - 1.76m x 1.51m

WC - 0.86m x 1.39m



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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