



14 ROWAN AVENUE MILTON OF CAMPSIE G66 8BE

14 ROWAN AVENUE MILTON OF CAMPSIE, G66 8BE



Most impressive modern semi-detached bungalow occupying a particularly fine setting in a popular development.

The property has undergone a refurbishment programme to maximize comfort and quality in recent years and displays a wealth of features including a particularly large lounge, fully re-fitted kitchen and bathroom, modern gas central heating system with combi boiler; fully insulated loft and wall cavities, chrome switches, ceiling downlights and patio doors off the master bedroom leading out to the deck.

The accommodation is formed on one level and comprises reception hallway which leads though to the lounge / dining room, kitchen, two bedrooms and bathroom. The reception hall is entered by a UPVC double glazed door, carpeted throughout with neutral colourings and a recess utility cupboard. The open plan lounge / dining room benefits from a south facing window, which is flooded in natural sunlight. Adequate space is provided within the lounge for dining table and chairs with feature fireplace with traditionally styled timber mantle, marble styled inlay and plinth incorporating a log effect fire, largely neutral colourings, coving to ceiling.

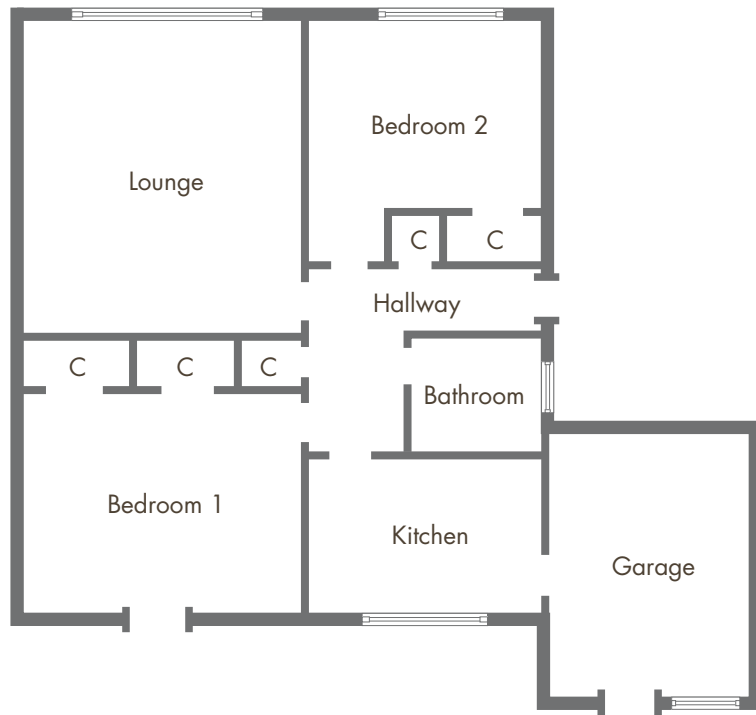
The kitchen displays a range of contemporary units with contrasting worktops. The kitchen is equipped with an integrated dishwasher, washing machine and stainless steel electric oven, hob and extractor hood. Wall mounted storage units, two glazed display cabinets, the work top surfaces include a sink unit with mixer tap and a half bowl side drainer; tiled splash back, rear facing window, coving to ceiling with down lights. A door in the kitchen provides access to the integral garage/utility area, with storage recess. There are two bedrooms the larger of which has patio doors leading out to private rear gardens. Both bedrooms have fitted wardrobes with shelving and hanging rails. The modern bathroom with three piece white suite and fitted shower with tiled flooring completes the accommodation.

Gas central heating system with a combi boiler. Double glazed. Single garage. The garden is mainly laid to lawn with a selection of plants, shrubs and trees. There is a sizable deck area within the rear garden leading to an enclosed garden with all day sun exposure and panoramic views of the Campsie Fells beyond.

The property is assessed for Council Tax under Band D with East Dunbartonshire Council.

Rowan Avenue lies within the catchment area of Craighead Primary School, Kilsyth High School, St. Ninians High School and Lenzie Academy.

Milton of Campsie is a quiet, picturesque village nestling at the foot of the Campsie Fells within close proximity of Kirkintilloch. The area itself is renowned for its many outdoor pursuits. The village has very good bus service. The centres of Glasgow, Stirling and Falkirk can be reached in approximately 30 minutes via the M80 motorway. The village has a nursery school, an excellent Primary School and there are several well quoted Secondary Schools in the surrounding area. Milton of Campsie also has a Church of Scotland, a Roman Catholic Church, a Library and a range of essential shops including a Mini Market, Post Office, Pharmacy, Newsagents and a Hairdresser.



HALLWAY

LOUNGE
5.27m x 3.68m

FITTED KITCHEN
2.84m x 2.71m

BEDROOM 1
3.78m x 3.65m

BEDROOM 2
3.52m x 2.85m

BATHROOM
2.19m x 2.00m

INCLUSIONS:

The inclusions are subject to negotiation.

SCHOOL CATCHMENT AREA:

The property lies within the school catchment area of Craighead Primary School, Kilsyth Academy and St. Ninians High School.

RECREATION:

Milton of Campsie is very well served for the sporting enthusiast with a selection of facilities available nearby.

COMMUTING:

Lenzie train station provides a twice hourly service to and from Glasgow Queen Street. Edinburgh Waverley is accessed via a link at Croy train station from Lenzie. The nearby M80 provides swift access to Glasgow city centre.



TRAVEL DIRECTIONS

On entering Milton of Campsie from Kirkintilloch proceed along Birdston Road taking the left turning onto Redmoss Road. Turn first left onto Cedar Drive. Turn right onto Rowan Avenue where the property can be found on your right hand side.

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances, but have relied upon our brief inspection and upon information supplied to us by the vendors. Accordingly, it is not intended that these particulars should be relied upon as a representation of facts or that they should have contractual status, and for example (i) The description of the property are intended to be a guide rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Photographs have been taken with a wide angle lens camera and are not necessarily comprehensive, accurate or current. (iv) No representation or warranty is given as to the title or as to the existence or otherwise of any planning consent, building regulation approval or other statutory permission. If there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you view and / or survey the property.

TOWN & COUNTRY

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Thursday 9am - 6pm

Friday 9am - 5pm

Saturday 11am - 3pm

Sunday 12pm - 3pm