





## Graffham Avenue, Glasgow G46 6EH

Shanta Residential are delighted to present to the market, this excellent four bedroom semi detached house in the sought after area of Giffnock. Located within the sought after East Renfrewshire catchment and within walking distance of the local schooling, shops and railway stations, this property is ideally situated for families and those looking to commute to the city and beyond. You are welcomed into the property through the reception hallway and into the lounge. The living room is spacious and flooded with light from the large windows looking out to the front garden. There is also a feature fireplace which creates a cosy atmosphere. The dining room to the rear is a good size and offers a wonderful place to dine and socialise with loved ones. The modern kitchen has been well laid out with integrated appliances, wall and floor units, providing good storage and preparation space. Off the kitchen there is a small utility room providing access to the garden. The low maintenance garden offers an enviable space, ideal for sitting out, socialising and enjoying the sun. Upstairs on the first floor, the two large double bedrooms are both spacious, decorated in neutral tones and provide an abundance of storage. The third bedroom creates space for a single bedroom or home office space. The family shower room is bright with crisp tiling and three piece suite. Located on the floor above, with access via a staircase, is the converted attic space. This area is versatile and features a beautiful sky light and plenty floor space making it an excellent fourth bedroom, dressing area or playroom. Outside, the property offers a large driveway providing off street parking and there is a spacious garage providing additional parking or storage. Nearby you have an abundance of shops and eateries for all your needs. The local train stations, Muirend and Giffnock are just 15 minutes walk away for easy commuting to the city centre and beyond. The property is also within walking distance of Braidbar Primary School and is a short drive from the local Secondary Schools. With it's double glazing throughout, gas central heating and fantastic location we would urge early viewing in order to avoid disappointment. For council tax purposes the property falls into band E.

• **Four Bedrooms**

• **Semi Detached House**

• **Gas Central Heating**

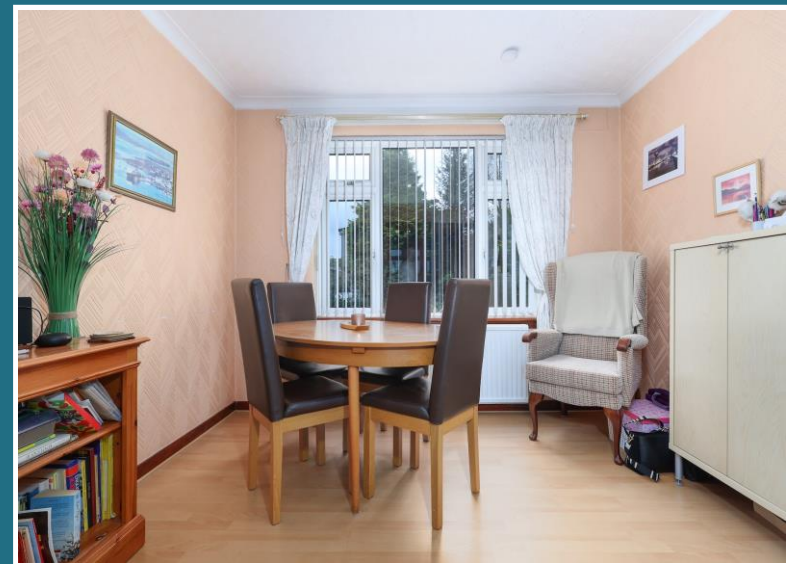
• **Double Glazing**

• **Great Location**

• **Driveway & Garage**

• **Excellent Transport Links**

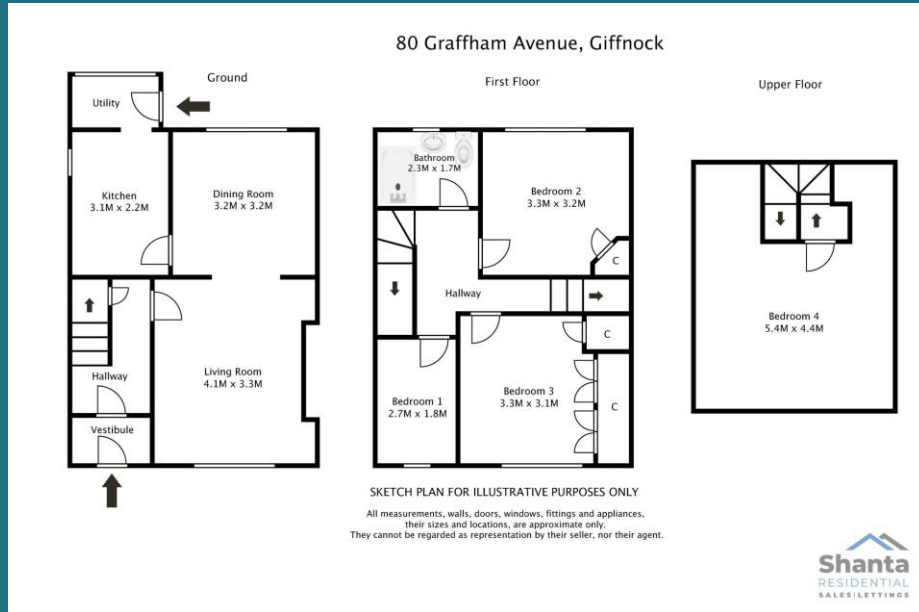
• **Great School Catchment**



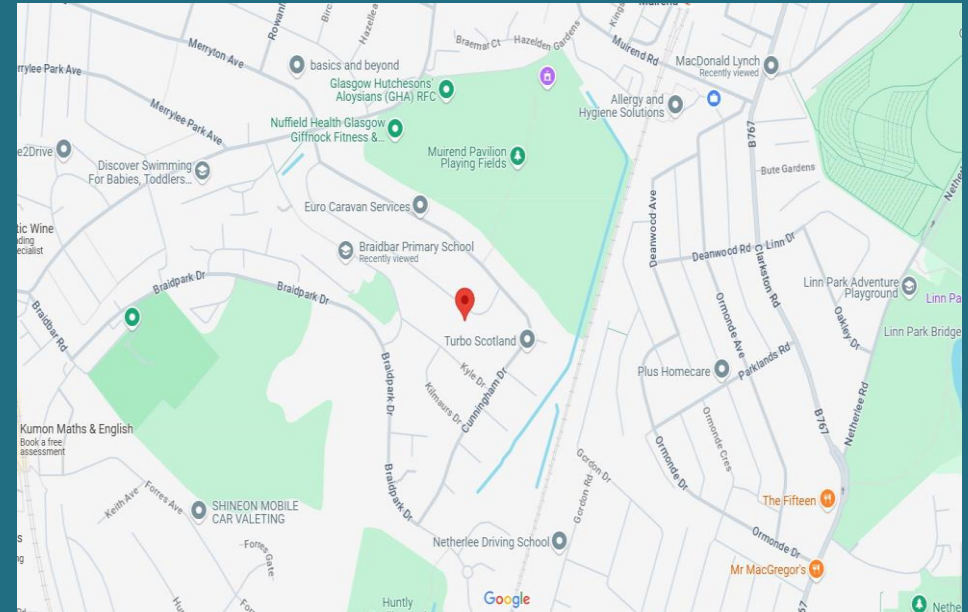
Offers Over £270,000



# Floorplan



# Map



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