



Torburn Avenue, Giffnock, G46 7QZ

Shanta Residential are proud to present to the market this gorgeous, seldom available, three bedroom semi detached home located in the heart of the sought after Giffnock area of East Renfrewshire. The property sits within the catchment area for some of Scotland's highest attaining primary and secondary schools. The property is also ideally situated for those looking to commute to Glasgow and beyond. With a grand driveway and mature gardens, the property is accessed from the front into an attractive porch with beautiful, transparent glass detail on the door. The hallway provides good storage options and direct access to all main rooms. The welcoming lounge is spacious and gorgeously designed with french doors opening out to the garden. This room is cosy and features a traditional fireplace which provides a wonderful family friendly space. From here, you flow seamlessly into the kitchen which is well laid out with wall and base units offering plenty storage and meal preparation space. From the kitchen, you will find access to the spacious conservatory and beautifully landscaped garden. The dining room is bright and creates a fabulous space to host and enjoy meals with family and friends. Across the hallway there is a second sitting area with large bay windows allowing the natural light to flood in and another feature fireplace to cosy up next to on chillier days. Downstairs the property offers one double bedroom with neutral decor, large windows and built in wardrobes. Completing the downstairs is the fantastic family bathroom with three piece suite and separate walk in shower. Upstairs, there are two double bedrooms, both are bright and beautifully decorated with plenty floor space and a shower room with crisp white tiling and fantastic storage cupboards. To the front you have a vast gravel driveway, offering off-street parking and mature hedging. To the rear, the south facing garden hosts a paved patio, ideal for outdoor entertaining and an expansive landscaped garden idea for enjoying the summer sunshine. Torburn Avenue is in a fantastic location with schools at both primary and secondary level, the local train station, nearby amenities, gym and local parks all within walking distance. With its gas central heating, double glazing, excellent location and private driveway we expect this property to be popular so would advise early viewing to avoid disappointment. For council tax purposes this property is band E.

- **Three Bedrooms**
- **Semi Detached Bungalow**
- **Close To Local Schooling**
- **Good Transport Links**
- **Beautiful Landscaped Garden**
- **Large Private Driveway**
- **Gas Central Heating**
- **Double Glazing**

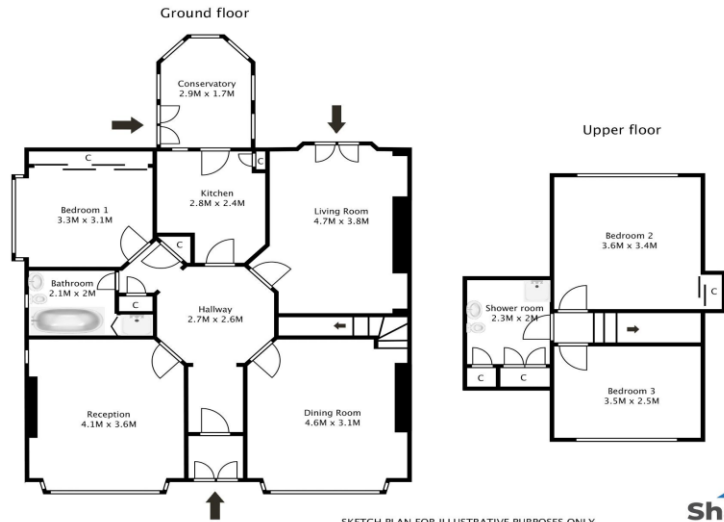


Offers Over £375,000



Floorplan

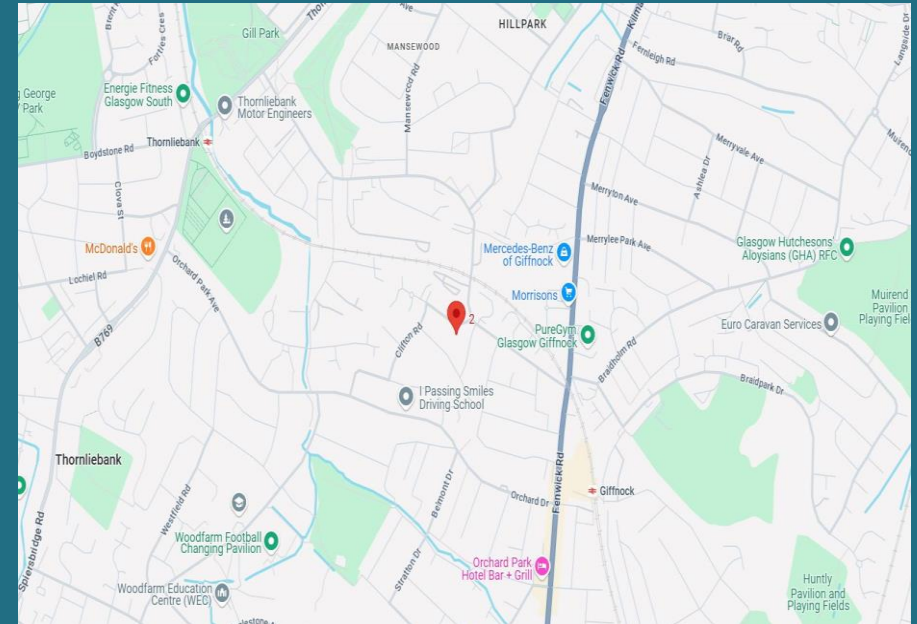
2 Torburn Avenue, Giffnock G46 7QZ



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements, walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as representation by their seller, nor their agent.



Map



DISCLAIMER: Whilst we try really hard to make our sales details accurate and reliable they should not be relied on as statements or representations of fact. They do not constitute part of an offer or contract. All measurements etc are approximations. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.