



24 DAVIELAND ROAD

GIFFNOCK

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5 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

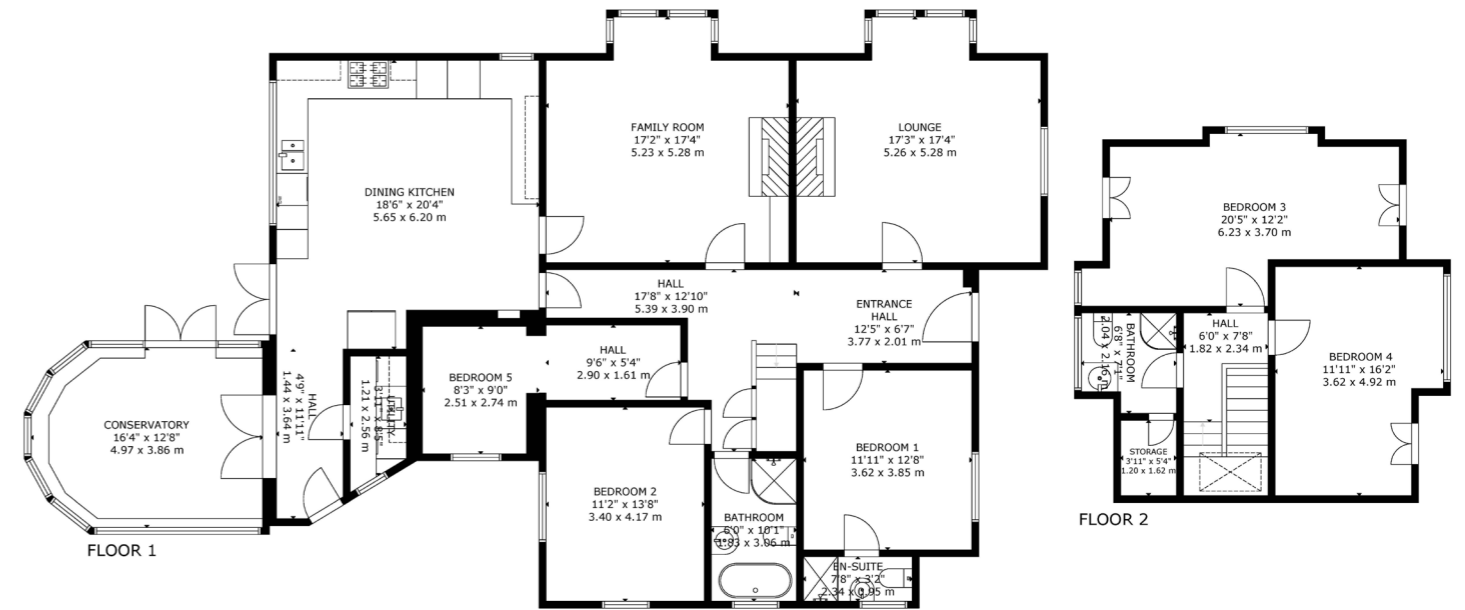
A distinctive traditional detached family home set opposite Rouken Glen Park within particularly large, level garden grounds.

A distinctive traditional detached family home set opposite Rouken Glen Park within particularly large, level garden grounds. Corum are delighted to present to the market this charming, individual, and highly distinctive traditional home that is set within particularly large garden grounds within the high amenity suburb of Giffnock. Set opposite Rouken Glen Park with a short walk to Whitecraigs train station and high achieving schooling all nearby, will make the house an attractive family property or those seeking spacious/flexible accommodation.

There are many notable features including an new, high efficiency, gas central heating boiler (2020), UPVC double glazed windows, refitted conservatory roof system, upgraded and maintained roof system throughout, recently installed composite security gates to front and the house also delivers some exceptional architectural design features from the 1920's including decorative stained glass, original panelled decorative doors etc. Canopied entrance gives access to a splendid sized traditional reception hallway with panelled door with decorative leadwork, fitted plate rack and picture rail. A dual aspect bay windowed lounge with lovely period features including focal point tiled fireplace and impressive decorative frieze, bay windowed family room with decorative period fireplace and built in display cupboard, a splendid 19 x 18 foot dining sized family kitchen with a full range of modern units, granite worktops and fitted integrated appliances with French doors and double glazed windows to gardens. A spacious rear hallway gives access to the utility room and a rear garden room/conservatory with refitted roof system. The ground floor is completed by a principal double bedroom with built-in storage and modern en-suite shower room, two further downstairs bedrooms and main family bathroom with modern fittings, separate shower enclosure and contemporary tiling. A broad, bright, and spacious staircase leads to a bright upper landing area where there is access to two great sized bedrooms with aspects to Rouken Glen Park and the upper floor is completed by a contemporary fitted shower room and large eaves storage.

The garden grounds are undoubtedly a significant feature of the property displaying broad fronted plot with gated access to large driveway offering parking for multiple vehicles. Detached double garage (20'4" x 16'3"). Large lawn areas with well stocked shrubs, apple trees and white washed boundary wall.





Giffnock continues to be one of the most desirable residential suburbs on Glasgow's south side. A haven for young growing families, the district is synonymous with some of the best schooling in the West of Scotland. Moreover, there are excellent transport links via bus and train close at hand with Giffnock train station being in close proximity. In addition, there are local motorway links (M77/M8) providing swift access to the city centre and Ayrshire. There are numerous independent shops, restaurants and delicatessens only a short walk away. An abundance of sports and leisure facilities are available within East Renfrewshire including Pure Gym, David Lloyd Sports Club, Nuffield Health Gym, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park which was voted UK's Best Park of 2016.

NM4169 | Sat Nav: 24 Davieland Road, Giffnock, G46 7LL

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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