



12 MELFORD AVENUE

GIFFNOCK

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4 | BEDROOMS

3 | BATHROOMS

4 | PUBLIC ROOMS

This traditional period, detached bungalow is set within extremely established, well maintained garden grounds and the internal accommodation belies the front elevation, as the house extends to 2100 square feet of significant, exceptional family accommodation.

The house has been extremely well maintained by the long term owners, is set under a traditional slate roof system, has upgraded Upvc double glazed windows, a system of gas central heating with upgraded boiler and internally the house also displays traditional period design features with decorative stained glass, high ceilings and larger style room sizes.

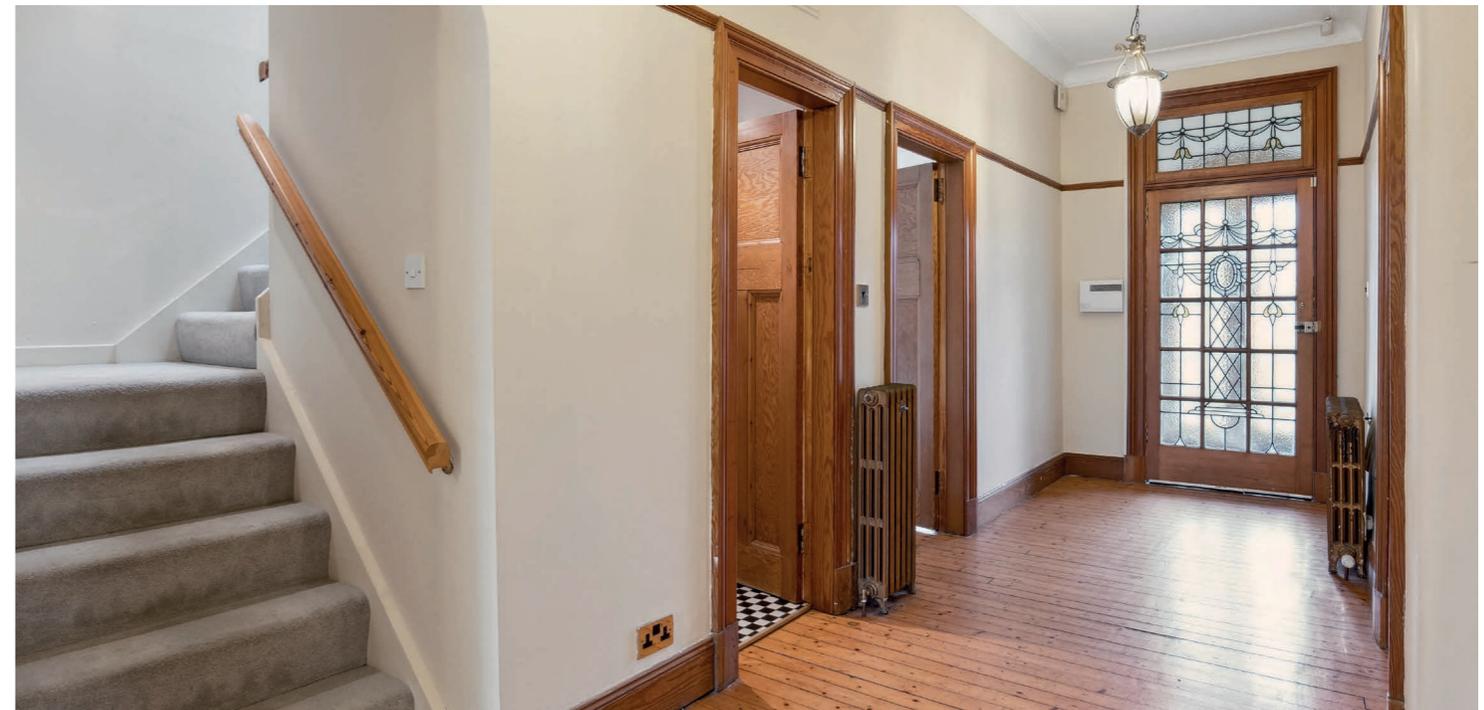
The vestibule leads into the magnificent 31ft reception hallway with original, traditional panelled doors, matching architraves, skirtings and traditional wood flooring, beautiful bay-windowed lounge with focal point fireplace, large formal dining room with direct access through to a contemporary fitted modern kitchen with a full range of integrated appliances, the kitchen nicely links through to a family dining area, again with access to gardens, further TV/family snug, downstairs double bedroom with feature bay-window, modern ensuite shower room, useful under stair storage and the ground floor is completed by a WC/cloaks. The upper accommodation gives access to three further bedrooms and main family bathroom.

Additional notable features are extensive floored eaves space within the attic, built in cloakroom at the rear part of the main reception hallway, modern lighting system and extensive cellarage providing excellent storage.

Driveway to the side offering parking for multiple vehicles with fully landscaped, established, mature garden grounds with lawn area, large decking area. Well stocked borders with mature shrubs, plants and perennials.









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, in addition to local motorway links (M77/M8) providing swift access to the city centre and Ayrshire. There are two train stations within close proximity, Whitecraigs Train Station and Giffnock Train Station. 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 David Lloyd Sports Club, Nuffield Health Gym, Pure Gym, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park which was voted UK's Best Park of 2016.

NM4201 | Sat Nav: 12 Melford Avenue, Giffnock, G46 6NA

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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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