



JOYFIELDS

DOUGLAS AVENUE, GIFFNOCK

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4 | BEDROOMS

2 | BATHROOMS

2/3 | PUBLIC ROOMS

An impressive, detached villa set within generous garden grounds.

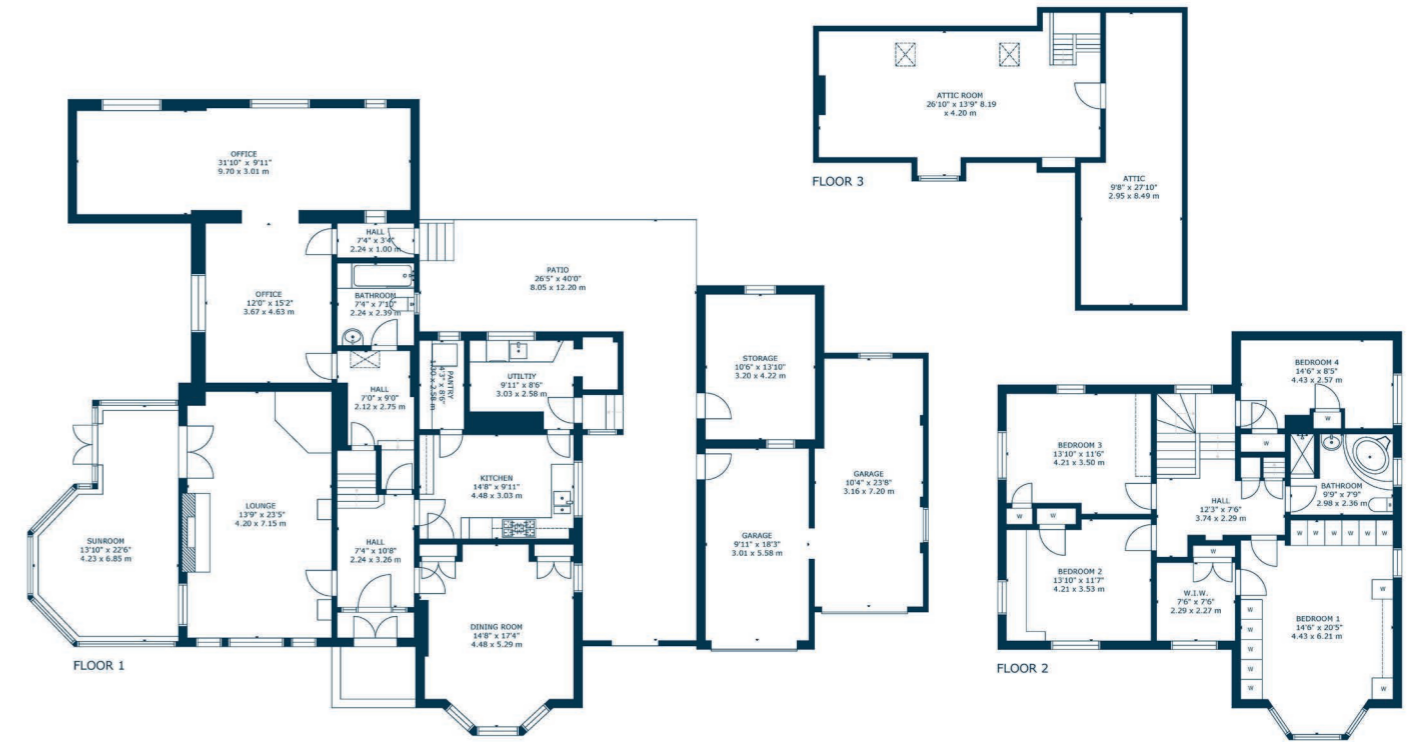
This traditional detached villa enjoys a prime residential location within the sought after suburb of Giffnock. Joyfields is a wonderful family home being presented to the market for the first time in nearly 80 years, enjoys one of the largest plots within the local area and presents a unique opportunity to the local marketplace.

Extending to approximately 3200 square feet or thereby, the ground floor accommodation extends to traditional panelled reception hallway, generous formal lounge with bar area and access to spacious conservatory adjacent, lovely dual aspect formal dining room, modern fitted kitchen with a range of wall and base mounted units with separate utility/laundry room and pantry adjacent.

The ground floor is completed by a rear extension providing additional multi purpose accommodation and downstairs bathroom completes this level. A broad traditional staircase with half landing giving access to lovely private bedroom. The upper bright and spacious landing area gives access to generous principal bedroom with fitted storage and useful dressing room adjacent (could be separate further bedroom or office), two further good double bedrooms, and main family bathroom. The attic level provides two great store rooms (potential playrooms). The specification includes a system of gas central heating, double glazing, upgraded roof system, and the overall design and style of the property reflects its character and heritage.

The property is set within wonderful mature garden grounds which retain a high degree of privacy and present a level of interest throughout. Said gardens extend to approximately half an acre or thereby (0.63) and as a result clearly display wonderful scope for further investment/development (subject to planning). Spacious driveway providing parking for multiple vehicles leading to two detached garages with additional outbuilding adjacent.





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, Giffnock Train Station and Williamwood 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, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park which was voted UK's Best Park of 2016.

NM4148 | Sat Nav: Joyfields, Douglas Avenue, Giffnock, G46 6NX
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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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