



**6 BULLOCH AVENUE**

GIFFNOCK

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**4 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

**A traditional red sandstone semi-detached villa set within beautifully established south facing garden grounds with open views.**

6 Bulloch Avenue is a classic red sandstone fronted semi-detached villa that is set within established south facing garden grounds with generous sized driveway, garage and cellar storage.

The property is being presented to the market for the first time in many years and has been fastidiously maintained and looked after by the long-term owners, and offers outstanding opportunity for further refurbishment, upgrading and re-design.

Notable features include classically proportioned ceiling heights, lovely room sizes, decorative stained-glass windows to the front and the house has an upgraded Worcester boiler system, double glazed windows to the rear and in general, is presented in excellent order throughout.

Storm doors lead into vestibule, lovely traditional style hallway, beautiful bay windowed lounge with focal point fireplace, rear facing sitting/dining room with access directly through to dining sized kitchen with generous pantry cupboards off and the ground floor is completed by a downstairs WC. The upper accommodation provides generous linen storage cupboard, four bedrooms and larger style shower room with WC and wash-hand basin. There is a fixed staircase that gives access to an attic room.

Lovely established garden grounds with gated Monoblock driveway offering parking for multiple vehicles. Two external stores in addition to timber garage. Greenhouse. Extensive cellar store, fitted with power and light. Belfast double sink and further storage provided. Lovely established lawned landscaped gardens to the rear with landscaped pathway and well stocked planting beds.









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 & Williamwood. 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, and walking distance to Huntly Park & Woods.

**NM4286** | Sat Nav: 6 Bulloch Avenue, Giffnock, G46 6NF

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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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