



61 MERRYVALE AVENUE

GIFFNOCK

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3/4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

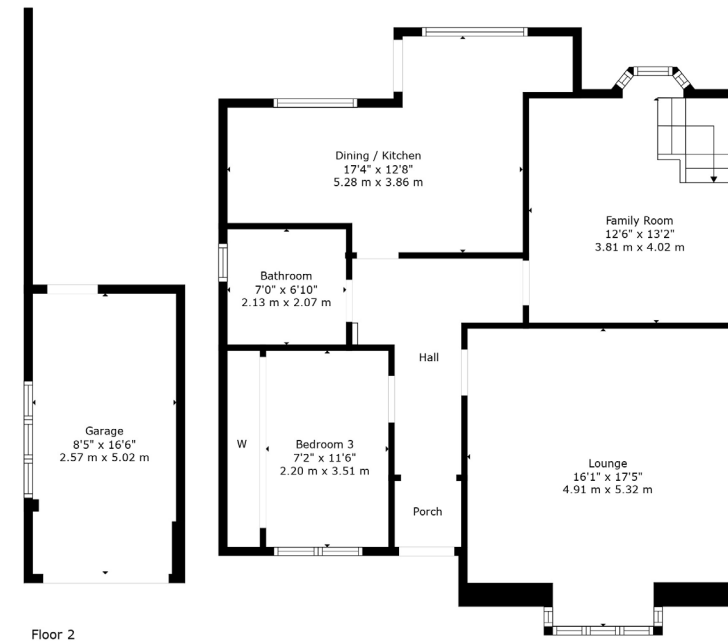
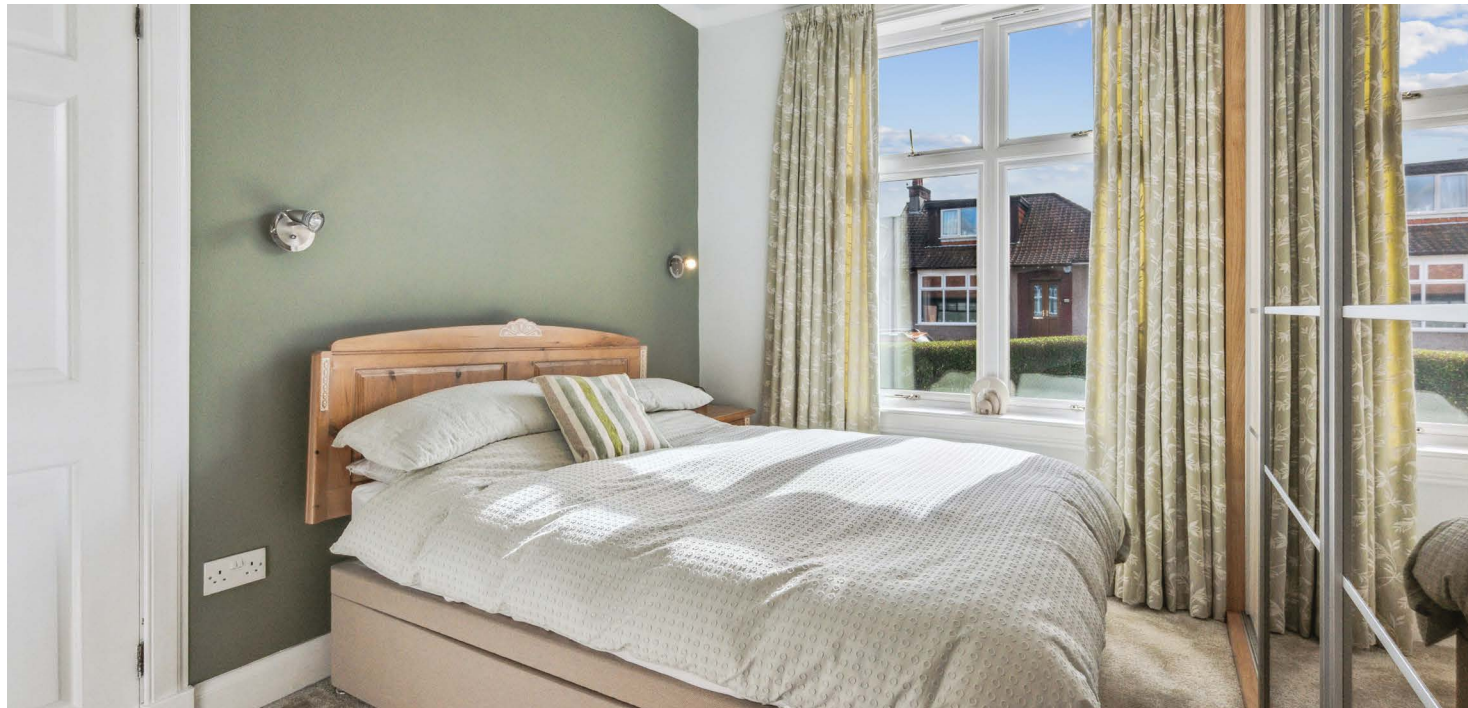
A lovely semi-detached house set within private garden grounds.

This traditional semi-detached bungalow enjoys a great location within this popular pocket of Giffnock. Displaying flexible/versatile accommodation encompassed over two levels, the subjects could potentially suit a variety of purchasers.

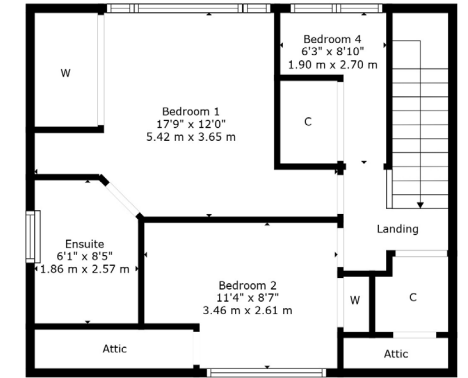
The ground floor accommodation extends to entrance vestibule, traditional style reception hallway, generous bay windowed formal lounge to front, lovely double bedroom with fitted wardrobes, modern main family shower room, reconfigured open plan dining kitchen with lovely open aspects and access to rear gardens, and a further sitting/family room completes this level. Upstairs provides two further good bedrooms (one with en-suite bathroom) and a home office/study. Additional eaves storage. The specification includes a system of gas central heating, double glazing, and overall, the subjects are well presented and decorated throughout.

Externally the property is set within private, well maintained garden grounds designed for ease of maintenance with decked and lawned areas. Additional storage provided by way of cellar space. Driveway to front providing vehicular parking leading to garage fitted with power and light.

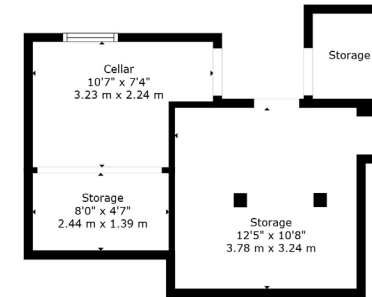




Floor 2



Floor 3



Floor 1

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 Muirend 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 Nuffield Health Club, David Lloyd Sports Club, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park which was voted UK's Best Park of 2016.

NM4294 | Sat Nav: 61 Merryvale Avenue, Giffnock, G46 6DE
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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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Corum Newton Mearns
134 Ayr Road, Newton Mearns, G77 6EG

Tel: 0141 639 5888

Email: n.mearns@corumproperty.co.uk

www.corumproperty.co.uk