



30 BRAIDHOLM ROAD

GIFFNOCK

www.corumproperty.co.uk





4/5 | BEDROOMS

2 | BATHROOMS

3/4 | PUBLIC ROOMS

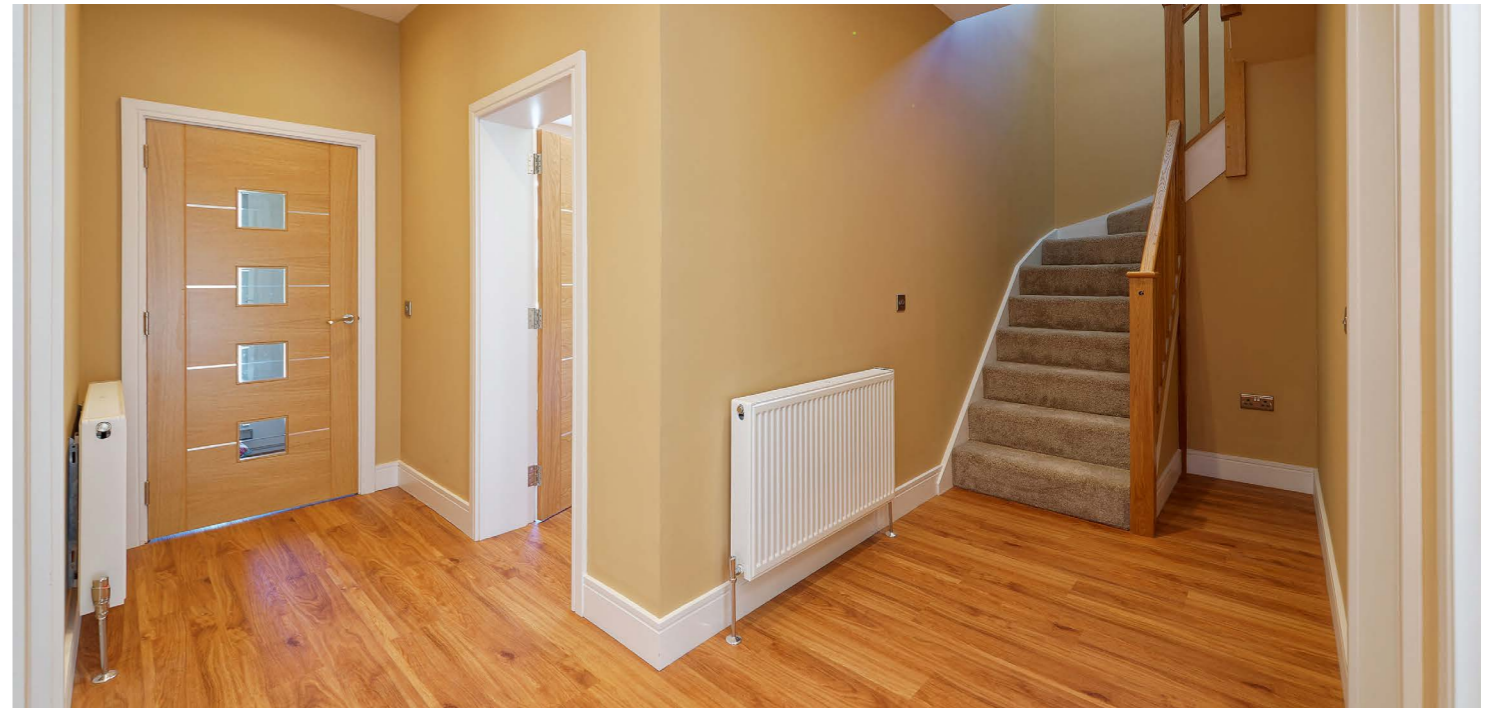
A significantly extended and refurbished detached house.

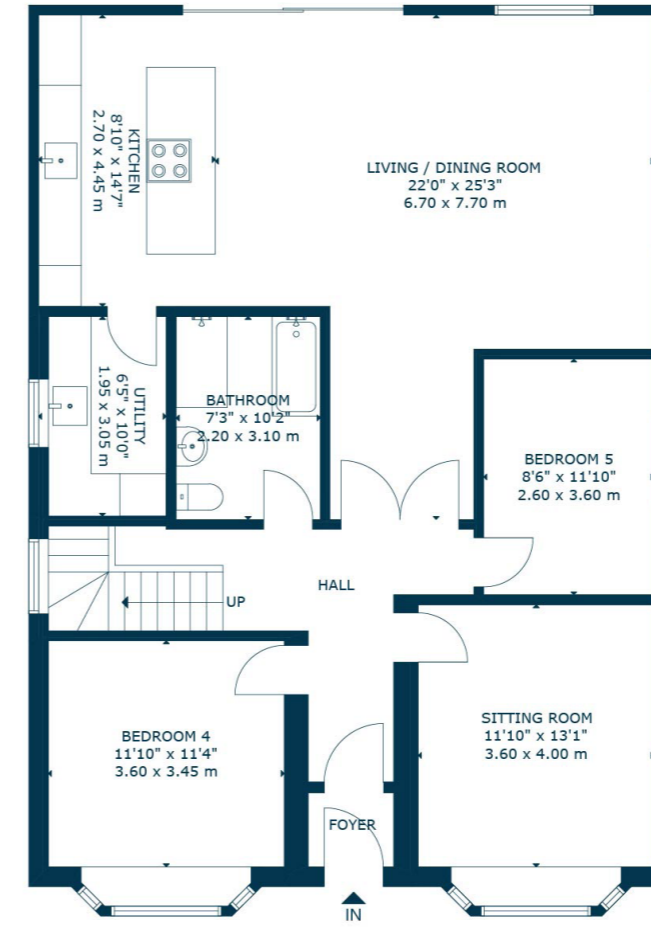
This traditional detached bungalow has been significantly enhanced, refurbished and extended to deliver a fantastic family home. Enjoying a highly convenient location within the sought after suburb of Giffnock, the subjects offer an easy move to the local marketplace.

Displaying impressive frontage/kerb appeal, the accommodation is presented over a two-level layout and comprises of the following: welcoming reception hallway, lovely lounge with front facing bay window, front facing dining room (occasional bedroom), further double bedroom and well-appointed main family bathroom. Double doors lead to a fantastic open plan kitchen/dining/family area with large sliding doors providing access to gardens at rear, kitchen with a range of wall and base mounted units and breakfasting bar over central island. This fantastic area provides ample space for entertaining and displays feature LED strip lighting and stylish tiling. The ground floor is completed by a south facing useful laundry/utility room. The first floor provides a bright and spacious landing area giving access to all upper apartments, principal bedroom with spacious walk-in wardrobe/dressing room and beautiful en-suite, two further good double bedrooms and additional WC.

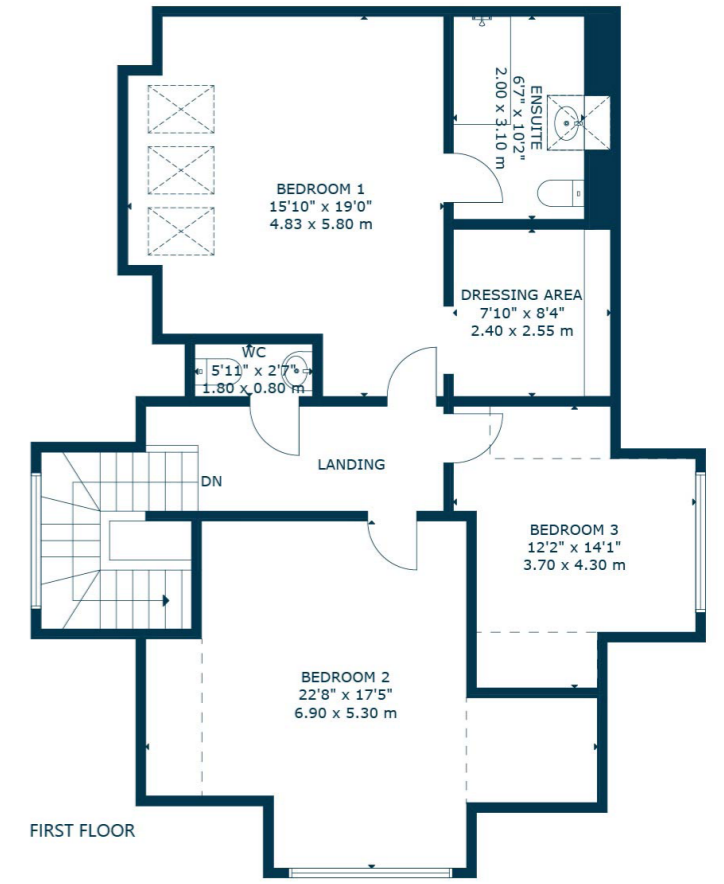
The high specification of the property includes UPVC double glazing, new gas central heating, oak internal doors with chrome ironmongery, feature bespoke oak staircase and brushed steel sockets. Quality tiling in all bathrooms, fob operated sliding gate and pedestrian gates, new roof system with Western Canadian cedar cladding to the dormers and extensive external lighting, and the property is well presented and decorated throughout.

Externally the property is set within private level landscaped gardens designed for ease of maintenance. Retaining a high degree of privacy and with composite decking with in-set lighting and artificial lawn. There are chipped areas to both sides of the house offering space for garden sheds. Expansive chipped driveway to front providing ample vehicular parking.





GROUND FLOOR



FIRST FLOOR

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.

NM4314 | Sat Nav: 30 Braidholm Road, Giffnock, G46 6HS
 For the full home report visit www.corumproperty.co.uk

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



WE'RE **SOLD** ON
YOUR FUTURE



Corum Newton Mearns
134 Ayr Road, Newton Mearns, G77 6EG

Tel: 0141 639 5888

Email: n.mearns@corumproperty.co.uk

www.corumproperty.co.uk