



8 BULLOCH AVENUE

GIFFNOCK

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4 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

This traditional sandstone fronted semi detached villa is set in the heart of Giffnock village and walking distance to all local amenities.

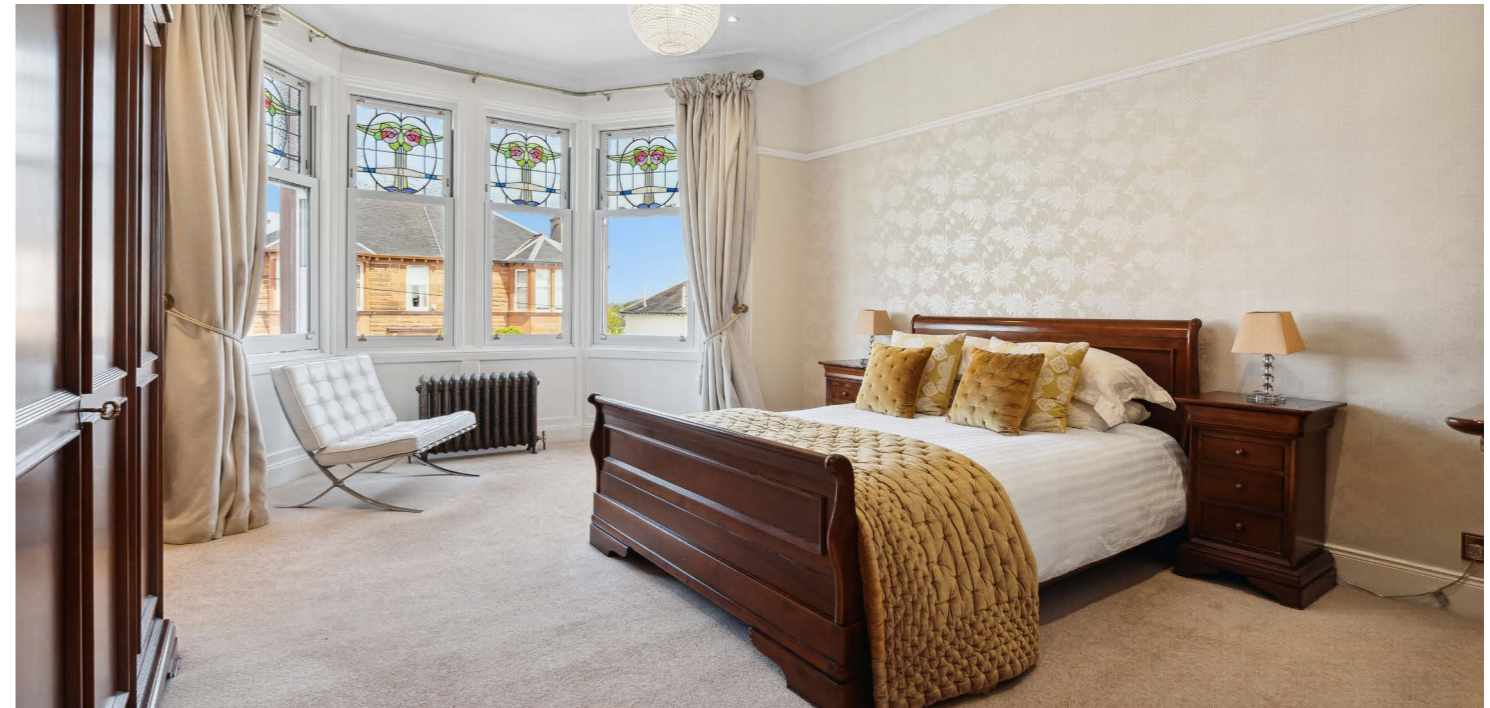
This traditional sandstone fronted semi detached villa enjoys a popular location within the highly sought after suburb of Giffnock. Set within wonderful, landscaped south facing garden grounds, the subjects offer a fantastic opportunity to the local marketplace.

Ground floor accommodation extends to entrance vestibule, traditional style reception hallway with under stair storage and WC adjacent, splendid bay windowed formal lounge with feature fireplace, spacious rear facing family/dining room with feature fireplace and open plan access through to upgraded and remodelled breakfasting kitchen with central island, a range of wall and base mounted units, complimentary work surfaces and access to gardens at rear. A broad staircase gives access to half landing providing lovely bedroom and contemporary main family bathroom. Further, the bright and spacious upper landing area gives access to a generous rear facing double bedroom, wonderful bay windowed principal bedroom to front with reconfigured en-suite shower room adjacent. The attic, with panoramic views, has also been converted to provide a lovely double bedroom with en-suite shower room.

The high quality specification of the property includes an upgraded system of gas central heating, double glazed sash and casement style windows with feature internal stained glass panes, hardwood flooring, traditional internal pass doors with feature brass doorknobs, stone work surfaces in the kitchen and the bathrooms feature underfloor heating, high quality tiling, fitments and sanitary ware.

Furthermore, the subjects benefit from a cellar area which has been converted to provide a useful home office space, and separate laundry/utility room with access through to significant additional storage.

Externally the property is set within wonderful and generous south facing landscaped garden grounds with sleepers, level lawned areas, beautiful plants, trees, and border planting throughout. Play area to the bottom of the garden. Summer house. Armoured cable providing power to the bottom of the garden. Landscaped gardens to front and driveway with electric charging point, providing ample vehicular parking (German mat system in place). Detached garage fitted with power and light.





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 and 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 PureGym, 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 and woods.

NM4323 | Sat Nav: 8 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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