



31 BROOMLEY DRIVE

GIFFNOCK

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

An impressive end terraced villa enjoying a sought after location.

This traditional stone fronted end terraced villa enjoys a highly convenient and sought after location within the popular suburb of Giffnock. Set within private, level gardens the subjects display spacious family accommodation and deliver a fantastic opportunity to the local marketplace.

The ground floor accommodation extends to entrance vestibule, spacious traditional reception hallway with cloakroom and storage adjacent, beautiful bay windowed formal lounge with feature fireplace and log burning stove, lovely family/dining room again with feature fireplace, and modern fitted dining kitchen to the rear with access to private gardens. A broad staircase gives access to half landing with beautiful stained glass windows giving access to rear facing double bedroom and spacious main family bathroom with traditional roll top bath and separate shower enclosure. A bright and spacious upper landing area gives access to three further generous double bedrooms, with the principal bedroom having an en-suite shower room. The specification includes a system of gas central heating, double glazing, hardwood flooring, decorative cornicing, stained glass windows and log burning stove. Overall, the property is well presented and decorated throughout, and the room sizes and ceiling heights are reflective of the property's heritage.

Externally the property is set within private, level and easily maintained rear garden grounds. Monoblock driveway to front providing vehicular parking leading to garage. EV charger. External studio fitted with power and light which would make a great home office.





TOTAL: 2262 sq. ft, 210 m²
FLOOR 1: 1173 sq. ft, 109 m², FLOOR 2: 323 sq. ft, 30 m², FLOOR 3: 766 sq. ft, 71 m²
EXCLUDED AREAS: PORCH: 21 sq. ft, 2 m², DECK: 357 sq. ft, 33 m², GARAGE: 232 sq. ft, 22 m²

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

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.

NM4293 | Sat Nav: 31 Broomley Drive, Giffnock, G46 6PD

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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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