



**6 LANGTREE AVENUE**  
GIFFNOCK

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**3 | BEDROOMS**

**2 | BATHROOMS**

**4 | PUBLIC ROOMS**

**A most attractive traditional semi detached villa set within sweeping corner gardens within this popular location.**

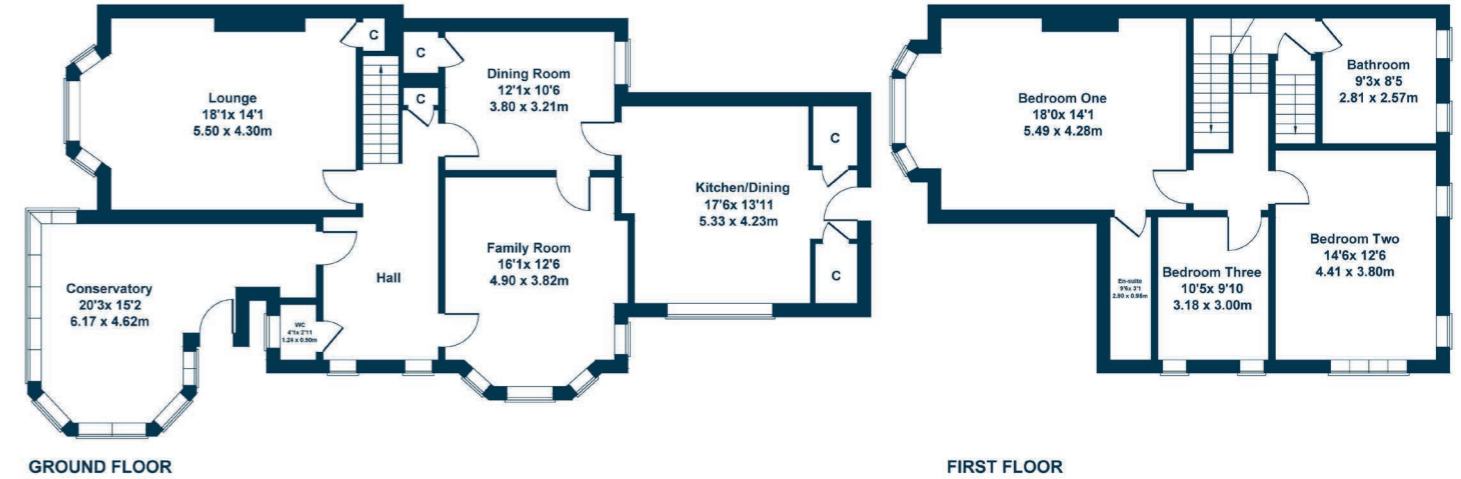
This traditional semi detached villa displays an impressive frontage and is set within sweeping corner gardens with driveway and garage. The property's location could not be more convenient for a whole range of amenities including Rouken Glen Park which is a short walk away, local transport links and of course Giffnock village is 5 minutes away.

The house displays the most attractive design features including decorative stain glass windows, larger rooms sizes with classically proportioned ceiling heights, and the overall design and style of the property is most attractive.

The ground floor accommodation offers a beautiful entrance with large double glazed garden conservatory giving open aspects to the gardens and access into the main traditional style reception hallway with WC and cloaks, splendid bay windowed lounge with decorative window seat and focal point open fire, superb family room with access through to dining room and this in turn gives easy access through to dining sized kitchen which leads on into a private courtyard. Impressive staircase leads to the upper accommodation which offers three bedrooms, principal bedroom with en-suite shower room and a main family bathroom which is well fitted with storage. There is a large attic space providing excellent storage. The specification of the house includes a gas central heating system with upgraded boiler, lovely decorative double glazed windows retaining stained glass features, and the property is presented in excellent order.

Composite pedestrian gate and driveway gates lead to sweeping corner gardens with large, sculpted lawns, pathways and driveway. Single garage providing parking. There is also a private courtyard garden.





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 Whitecraigs. 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.

**NM4344** | Sat Nav: 6 Langtree Avenue, Giffnock, G46 7LN

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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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