



77 ROCKMOUNT AVENUE

THORNLIEBANK

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3 | BEDROOMS

1 | BATHROOM

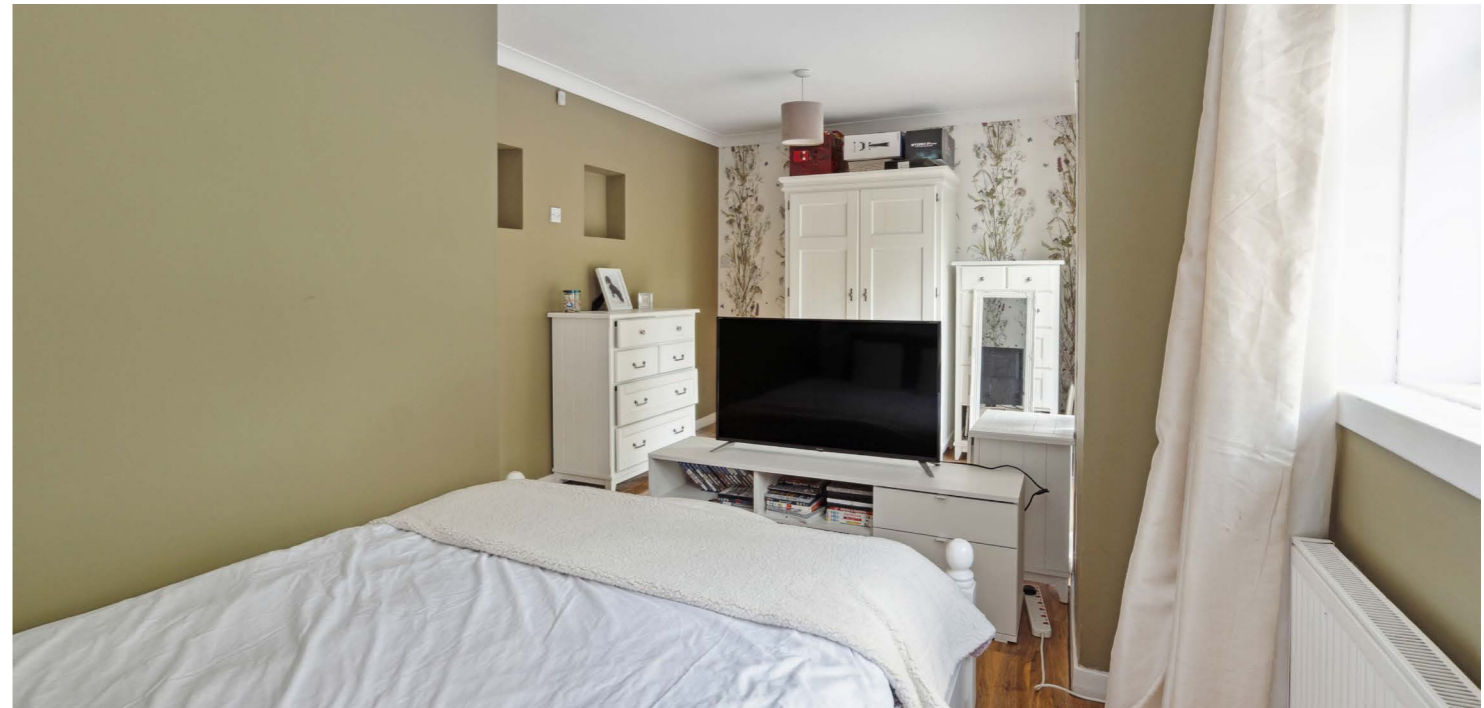
2 | PUBLIC ROOMS

An extended semi detached villa set within generous sized, level garden grounds.

This traditional semi detached villa is set within fantastic sized, fully enclosed established garden grounds with driveway to the front providing off street parking. The house, which has recently been re-rough casted, is presented in excellent decorative order throughout and notable features include high performance gas central heating system, double glazed windows and doors, and a security alarm system.

Extended on the ground floor the accommodation provides traditional style reception hallway with access to front facing lounge with open plan dining/sitting area, ground floor study, inner hallway gives access to a well fitted, modern breakfasting kitchen with full range of appliances, rear hallway with downstairs WC and access out to the great sized gardens. The ground floor is completed by a principal bedroom which is a generous sized and provides sliding double glazed patio doors to gardens. Bright and spacious upper landing area with storage leads to two bedrooms and modern bathroom.

Driveway parking to the front providing off street parking for multiple vehicles. Patio area to the rear with great sized lawn area.





Ground Floor

Floor 1

Perfectly placed to take advantage of all local amenities in nearby Giffnock, Newton Mearns and Thornliebank. The development is perfectly placed for a variety of amenities which include Mearns Cross Shopping Centre which is a short drive away, Greenlaw Village which offers Waitrose and excellent further shopping facilities, nearby motorway links and Deaconsbank Golf course and Patterton Train Station are a short distance away. An abundance of sports and leisure facilities are available within East Renfrewshire including David Lloyd Sports Club, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park which was recently voted UK's Best Park of 2016.

NM4390 | Sat Nav: 77 Rockmount Avenue, Thornliebank, G46 7DP

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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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