



15 WOODVALE AVENUE

GIFFNOCK

www.corumproperty.co.uk





4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

An impressive three storey, semi detached villa comprehensively upgraded and modernised within the heart of Giffnock.

This is a traditional family home that delivers accommodation encompassed over a flexible three storey layout. The house has been significantly improved and enhanced by the present owner with notable features including high performance gas central heating system, double glazed windows, refitted internal doors, bespoke art deco corncicing, and the house provides contemporary fitted kitchen, modern sanitary ware and modern lighting.

Lovely traditional style reception hallway with cloaks storage, south facing bay windowed lounge with contemporary finishing, rear facing family/dining room open to fully refitted and upgraded integrated contemporary kitchen, broad staircase leading to upper landing where there are three bedrooms, all with storage and modern family bathroom with separate shower.

The property has a large, lower ground level with main door access to gardens. This is an ideal self contained area and is presently utilised as a teenager's bedroom with French doors to gardens, sitting room, separate shower room/WC with contemporary Porcelanosa finishing, large laundry room (could be converted to a kitchen), and under stair storage.

The property has landscaped gardens to the front which provides sitting area which enjoys a southerly aspect and fully landscaped and enclosed rear garden with decking area and lawn area. Canopied and enclosed bin store.





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 Whitecraigs 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.

NM4399 | Sat Nav: 15 Woodvale Avenue, Giffnock, G46 6RG

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