



29 MOORBURN AVENUE

GIFFNOCK

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

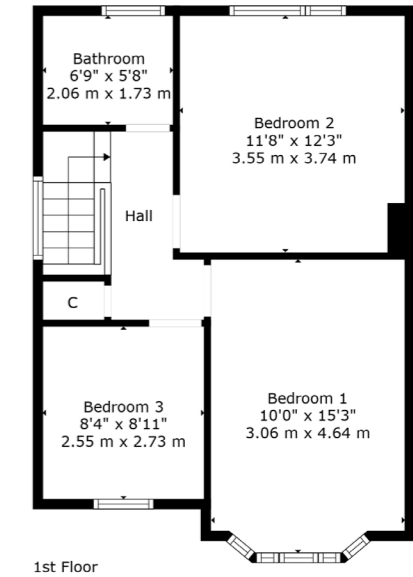
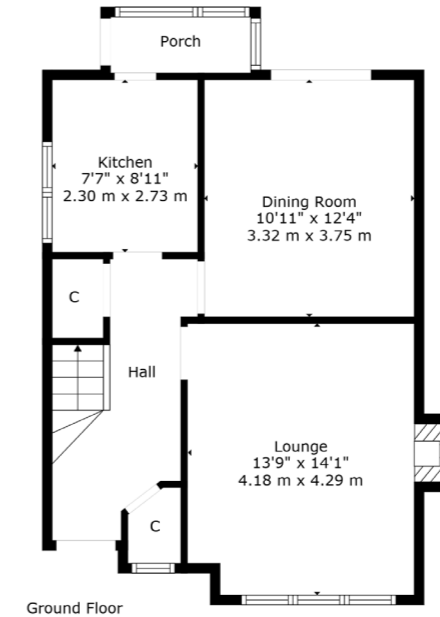
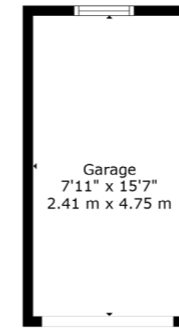
A lovely semi-detached villa set within mature garden grounds.

This traditional semidetached villa enjoys a quiet yet highly convenient location within this sought after suburb of Giffnock. Set within generous private garden grounds, the subjects offer a fantastic opportunity to the local marketplace.

The ground floor accommodation extends to traditional style reception hallway with under stair storage, generous formal lounge to front, lovely rear facing family/dining room with sliding doors to rear patio/garden, fitted kitchen with a range of wall and base mounted units, additional laundry/utility porch with access to rear gardens. Upstairs provides access to modern shower room, generous front facing principal bedroom, spacious second double bedroom and good third bedroom. Additional storage provided by way of attic space. The specification of the property includes a system of gas central heating, double glazing and overall, the subjects are well presented and decorated throughout.

Externally the property is set within generous mature and private garden grounds. Designed for ease of maintenance with patio and lawned areas. The gardens offer great scope for further extension/development (subject to planning). Driveway to front providing vehicular parking leading to detached garage.





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 Thornliebank. 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.

NM4420 | Sat Nav: 29 Moorburn Avenue, Giffnock, G46 7AN

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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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Corum Newton Mearns
134 Ayr Road, Newton Mearns, G77 6EG

Tel: 0141 639 5888

Email: n.mearns@corumproperty.co.uk

www.corumproperty.co.uk