



DUNVULIG

2 WOODVALE AVENUE, GIFFNOCK

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3 | BEDROOMS

1 | BATHROOM

3 | PUBLIC ROOMS

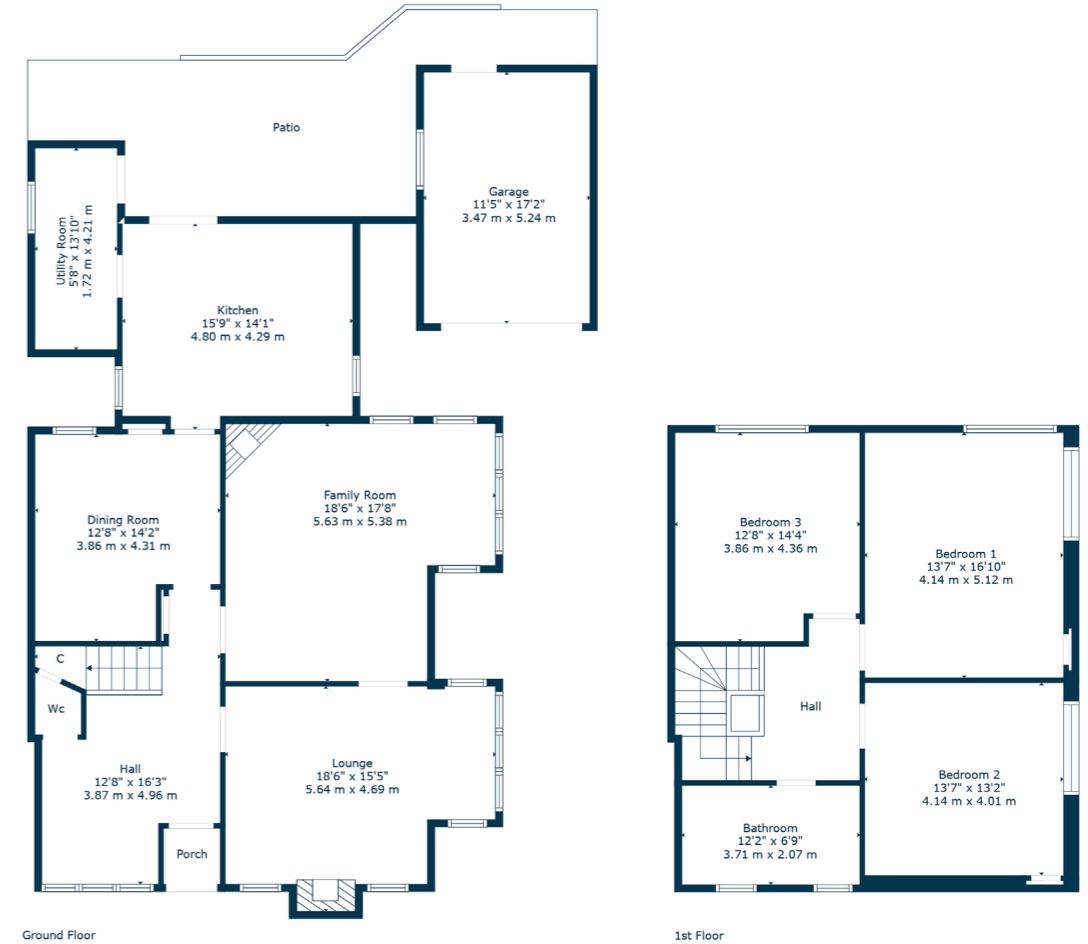
A distinctive semi detached villa enjoying a sought after Giffnock location.

This traditional semi detached villa enjoys a convenient and highly sought after location within this popular pocket of Giffnock. Displaying spacious accommodation encompassed over a two storey layout, this impressive family home full of character and charm is set within mature south facing gardens.

The ground floor accommodation extends to entrance vestibule, spacious reception hallway with WC adjacent, splendid formal lounge with feature fireplace, fantastic bay windowed family room with fireplace, lovely formal dining room giving access to spacious dining kitchen with a range of wall and base mounted units, stone worktops, with access to gardens at rear and laundry/utility room adjacent. Upstairs a bright and spacious landing area gives access to generous principal bedroom with dual aspect, second spacious double bedroom, good third double bedroom and modern main family bathroom with separate bath and shower, stylish tiling and underfloor heating. Attic provides useful further storage space, and this level clearly provides scope for further extension/development (subject to planning). The specification of the property includes a system of gas central heating, majority double glazing, traditional bay window formations, beautiful woodwork, traditional internal doors, skirtings and facings, and overall, the subjects have been very well maintained and are well presented throughout.

Externally the property is set within private, mature and established garden grounds. The gardens benefit from a south facing orientation and enjoy sun throughout the day. Monoblock driveway to side providing ample 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 three train stations within close proximity, Giffnock Train Station, Whitecraigs 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 Pure Gym, 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.

NM4435 | Sat Nav: Dunvulig, 2 Woodvale Avenue, Giffnock, G46 6RQ

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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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