



20 FORRES AVENUE

GIFFNOCK

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c o r u m



4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

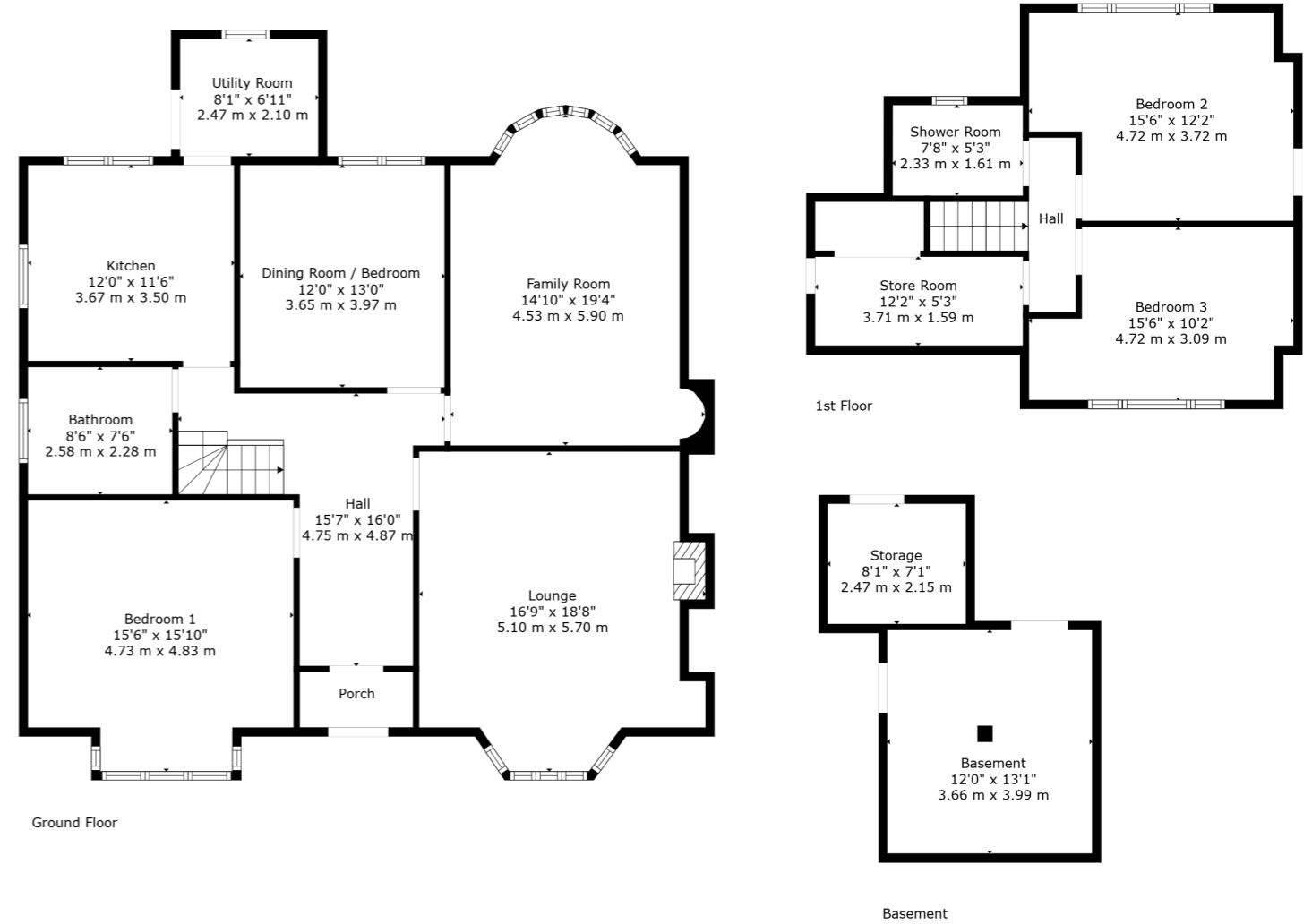
A traditional semi detached bungalow set within lovely private garden grounds.

This traditional double fronted semi detached bungalow enjoys a quiet yet highly convenient location within the popular suburb of Giffnock. Set within private mature garden grounds, the subjects could potentially suit a variety of purchasers.

The ground floor accommodation extends to spacious traditional reception hallway, generous bay windowed formal lounge with feature fireplace to front, generous bay windowed principal bedroom, lovely rear facing family/sitting room with feature bay window overlooking rear gardens, lovely formal dining room/ fourth bedroom, modern main family bathroom with stylish tiling, and fitted kitchen with a range of wall and base mounted units plus additional utility area to rear with access to gardens at rear. Upstairs provides two further good dormer bedrooms, shower room, and an additional store cupboard/eaves storage. The specification includes a system of gas central heating, double glazing, and overall, the subjects are well presented throughout yet offer a great opportunity for further investment/development (subject to planning).

Externally the property is set within lovely mature private and well stocked rear garden grounds. Driveway to side providing vehicular parking.





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 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.

NM4439 | Sat Nav: 20 Forres Avenue, Giffnock, G46 6LQ

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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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