



**20 CARRICK CRESCENT**  
GIFFNOCK

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**3 | BEDROOMS**

**1 | BATHROOM**

**2 | PUBLIC ROOMS**

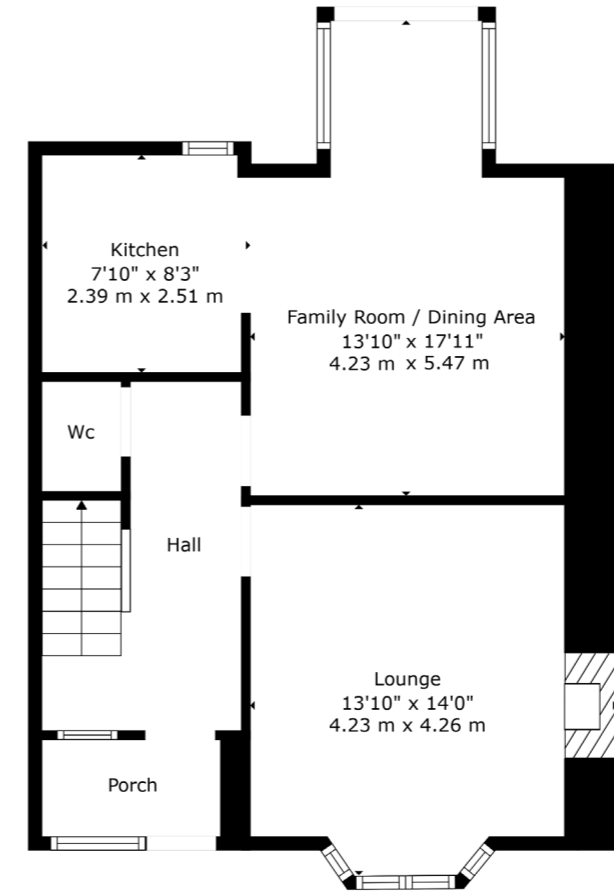
**A stylish mid terraced villa set within landscaped garden grounds.**

This traditional stone fronted mid terraced villa enjoys a central and highly sought after location within the popular suburb of Giffnock. Improved and upgraded by the present owners to deliver a great family home, the subjects are also set within private landscaped rear garden grounds.

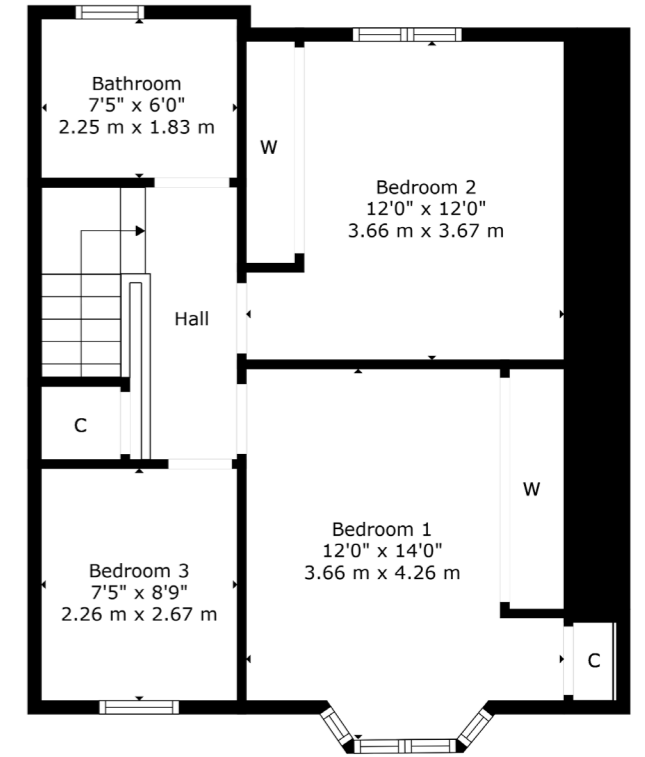
The ground floor accommodation extends to entrance vestibule, traditional style reception hallway with WC adjacent, generous bay windowed formal lounge with feature log burner, and the back of the house provides a reconfigured and enhanced open plan living/dining/kitchen space with a range of wall and base mounted units and integrated appliances, and access via French doors to gardens at rear. A bright and spacious landing area gives access to generous bay windowed principal bedroom, second rear facing double bedroom, good third bedroom, and modern main family bathroom. Additional storage provided by way of attic space and this level provides scope for further investment/development (subject to planning). The specification 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 private landscaped garden grounds. Designed for ease of maintenance by way of Astro turf. Said gardens retain a high degree of privacy to rear.





Ground Floor



1st Floor

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, Williamwood Train Station and Giffnock 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.

**NM4447** | Sat Nav: 20 Carrick Crescent, Giffnock, G46 6PP

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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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