



135 ORCHARD PARK AVENUE

GIFFNOCK

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2 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

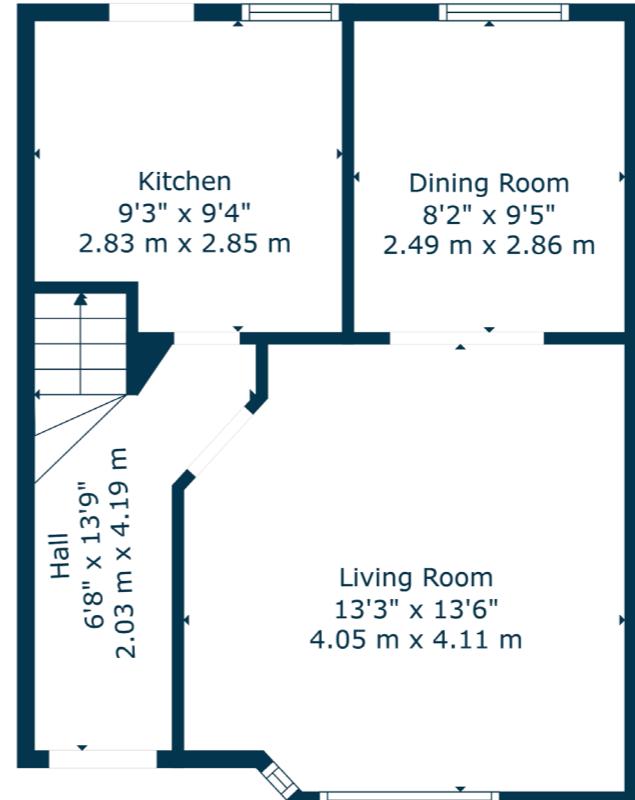
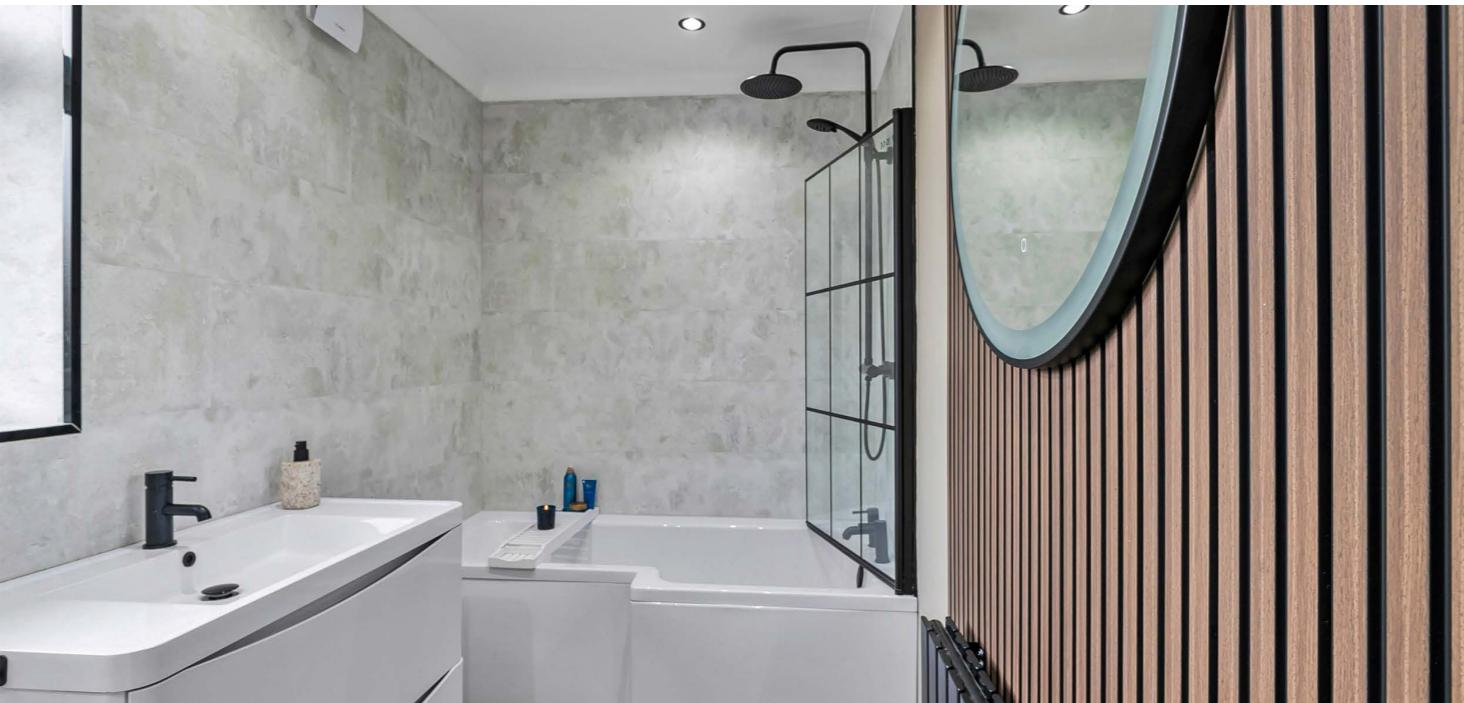
A lovely semi-detached villa set enjoying a popular location

This traditional semi-detached villa enjoys a popular and convenient location within the Orchard Park district. Benefiting from some lovely improvements/upgrades by the present owners, the subjects are set within spacious rear gardens and could potentially suit a variety of purchasers.

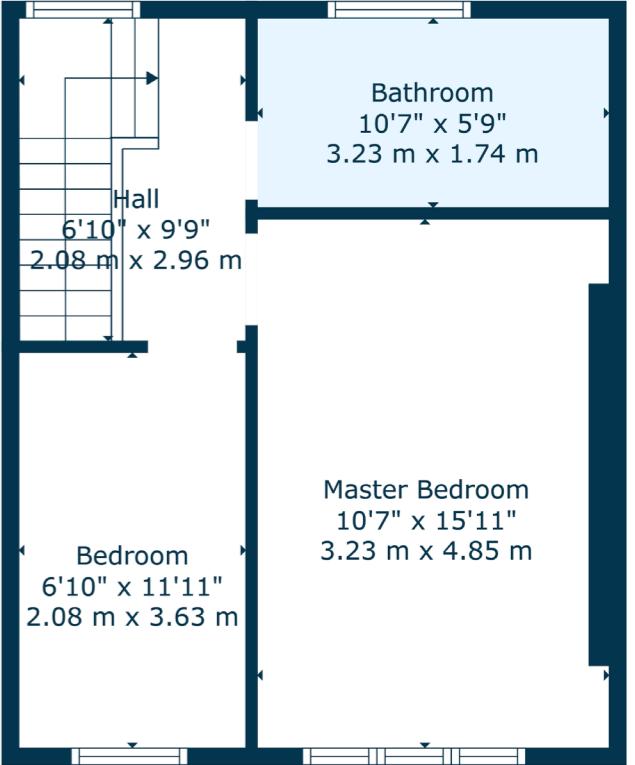
Ground floor accommodation extends to reception hallway, spacious front facing lounge with double doors through to lovely rear facing dining room, modern fitted kitchen with access to rear gardens. Upstairs the landing gives access to a contemporary fitted bathroom, spacious master bedroom and lovely second bedroom. Additional storage provided by way of attic space. The specification includes a system of gas central heating, double glazing, upgraded roof system, and the subjects are well presented and decorated throughout.

Externally the property is set within private, easily maintained garden grounds with spacious decked area. The outside space provides great scope for further investment/development (subject to planning). Driveway parking to front for two cars.





Floor 1



Perfectly placed to take advantage of all local amenities in nearby Giffnock, Newton Mearns and Thornliebank. The property is perfectly placed for a variety of amenities which include Mearns Cross Shopping Centre which is a short drive away, Greenlaw Village which offers Waitrose and excellent further shopping facilities, nearby motorway links and Deaconsbank Golf course and Patterson Train Station are a short distance away. An abundance of sports and leisure facilities are available within East Renfrewshire including David Lloyd Sports Club, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park which was recently voted UK's Best Park of 2016.

NM4463 | Sat Nav: 135 Orchard Park Avenue, Giffnock, G46 7BW

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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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