



**55 RAVENSLIFFE DRIVE**  
GIFFNOCK

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**3 | BEDROOMS**

**3 | BATHROOMS**

**2 | PUBLIC ROOMS**

**A thoughtfully extended semi-detached villa enjoying a sought after location.**

This traditional semi-detached villa has been creatively extended, redesigned and upgraded by the present owners to deliver a fantastic family home. Set within south facing rear gardens and enjoying a sought after Giffnock location, the property offers a fantastic opportunity to the local marketplace.

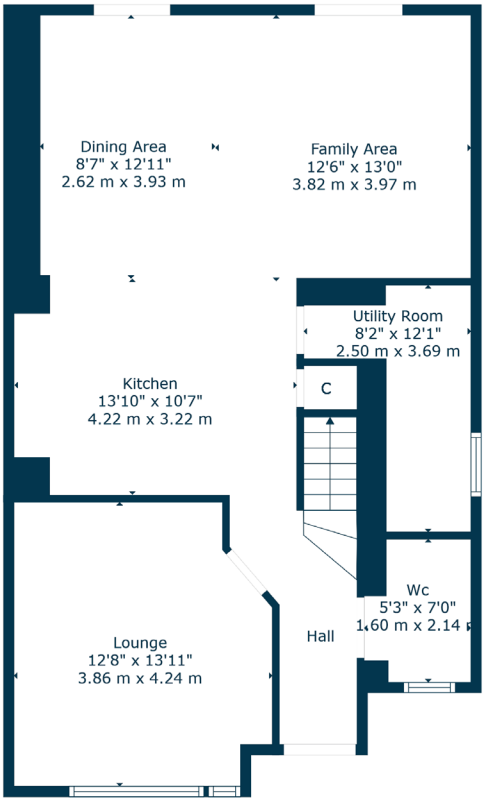
Significantly enhanced by way of a double storey side extension, the subjects offer impressive family accommodation throughout. The ground floor accommodation extends to entrance hallway with WC adjacent, lovely formal front facing lounge, modern fitted kitchen with central island open plan to fantastic dining/family area with two sets of doors to rear gardens. Ground floor is completed by a useful laundry/utility room. Upstairs a bright and spacious landing area gives access to generous rear facing principal bedroom with dressing room and en-suite shower room, second double bedroom with en-suite shower room and access to useful attic room above, good third bedroom and modern main family bathroom. The specification of the property includes a system of gas central heating, double glazing and the subjects are well presented and decorated throughout.

Externally the subjects are set within private level and easily maintained landscaped south facing rear garden grounds with raised decking. Driveway to front providing ample vehicular parking.

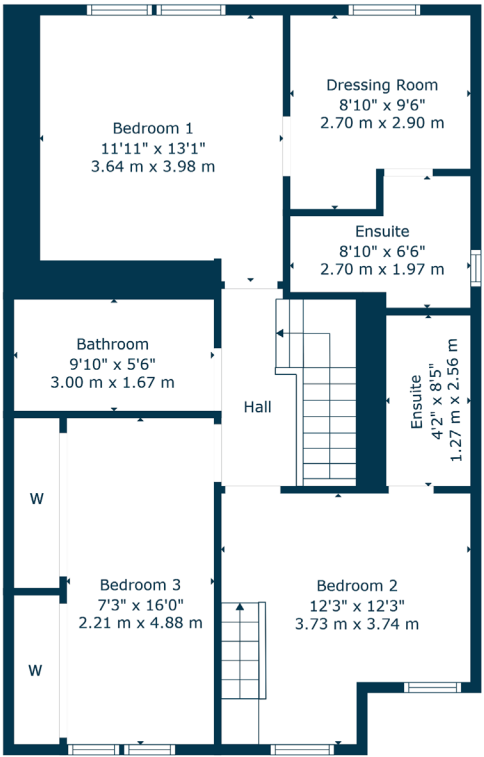




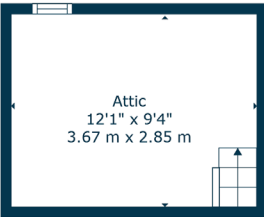




Ground Floor



1st Floor



Attic

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.

**NM4481** | Sat Nav: 55 Ravenscliffe Drive, Giffnock, G46 7QS

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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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