



# THE HOLLIES

1A EGIDIA AVENUE, GIFFNOCK

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**3 | BEDROOMS**

**3 | BATHROOMS**

**3 | PUBLIC ROOMS**

**A one off, architect designed detached villa within this quiet, secluded cul-de-sac.**

The Hollies is a beautifully crafted, highly individual, architect designed detached villa set within secluded, highly private south facing gardens within this premier location within the heart of Giffnock village.

Distinguished by its red brick frontage the property provides flexible, versatile and spacious accommodation encompassed over a two storey layout. The specification of the house includes a modern system of gas central heating, security alarm system, double glazed windows and provides interesting accommodation with flexible living.

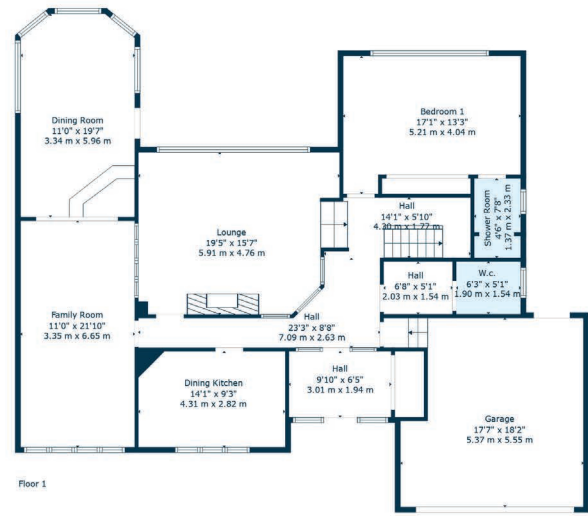
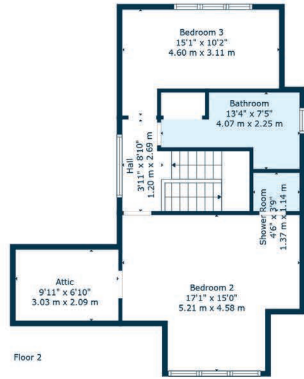
Lovely landscaped gardens provide entrance to canopied entrance, large vestibule with generous cloaks provided, traditional style reception hallway with separate powder room and WC/cloaks area, integral door to garage, lovely rear facing lounge with focal point fireplace and large picture window to south facing gardens, family room with aspects to front and sliding doors leading through to a beautiful dining room/garden room which leads to south facing patio garden, dining sized kitchen with a range of appliances and principal downstairs bedroom with built in storage and en-suite shower room. Staircase leading to upper landing area where there is access to two great sized double bedrooms, one with its own en-suite shower room and there is an additional larger style bathroom on the upper floor. Extensive eaves storage also provided.

The garden grounds are a real feature with mature, established landscaped gardens with gated access to driveway. Sculpted lawn area, landscaped pathways and gated to the side lead to fully enclosed south facing rear garden. Timber garden hut. Large integral double garage with up and over door and door to rear.









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 David Lloyd Sports Club, PureGym, Nuffield Health Gym, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park which was voted UK's Best Park of 2016.

**NM4553** | Sat Nav: The Hollies, 1A Egidia Avenue, Giffnock, G46 7NH

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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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