



22 GLENVILLE AVENUE
GIFFNOCK

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

An Edwardian sandstone mid terraced villa within the heart of Giffnock village.

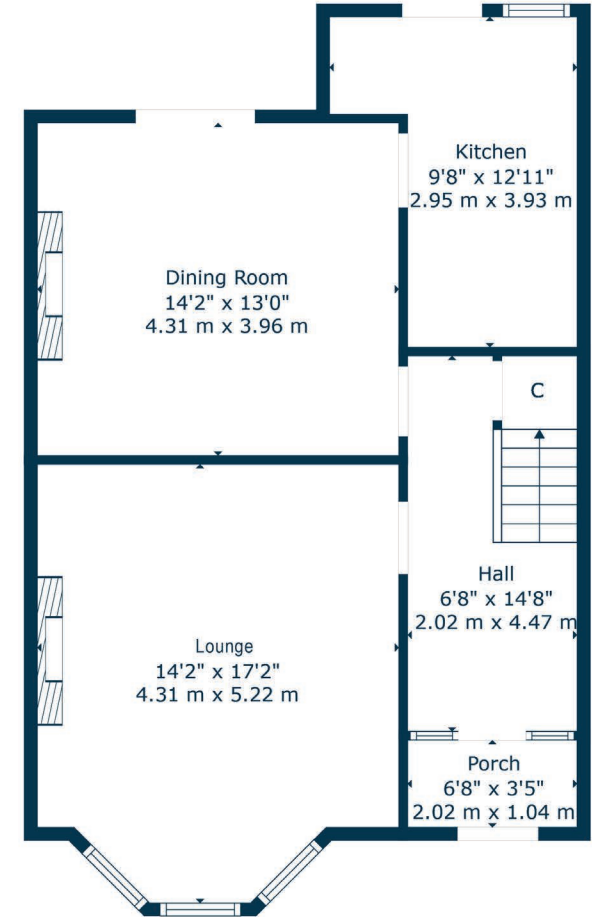
Corum are delighted to present to the market this Edwardian mid terraced villa that is distinguished by its sandstone frontage and is quietly situated within a cul-de-sac setting and has particularly generous sized garden grounds to the rear.

The property has a modern specification including gas central heating with Worcester boiler and the interior displays lovely decorative features, modern finishes and would be an excellent home for a young growing family.

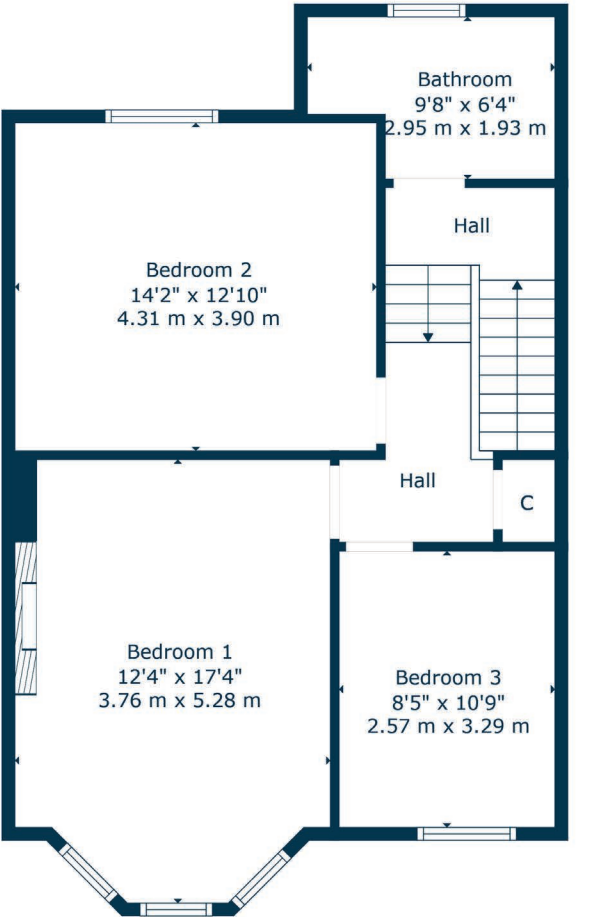
Entrance vestibule leading into traditional style reception hallway with wood flooring and dado rail, beautiful bay windowed lounge with focal point fireplace, cornicing and picture rail, rear facing dining room with French doors to gardens and focal point fireplace, access through to modern fitted kitchen with full range of integrated appliances and quartz worktops. Upper accommodation provides spacious family bathroom with modern fittings, and there are three bedrooms on the upper level and large storage cupboard off the landing area. Partially floored attic.

The garden grounds are established, beautifully tended and well stocked with lawn area to the front and lawn and patio area to the rear. There is an additional large garden area to the rear which is privately owned by the property and provides additional off street parking, accessed off rear service lane. Timber shed.





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 with Giffnock train station being in close proximity. In addition, there are local motorway links (M77/M8) providing swift access to the city centre and Ayrshire. 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 PureGym, David Lloyd Sports Club, Nuffield Health Gym, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park.

NM4551 | Sat Nav: 22 Glenville Avenue, Giffnock, G46 7AH

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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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