



9 RUTHVEN AVENUE
GIFFNOCK

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3 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

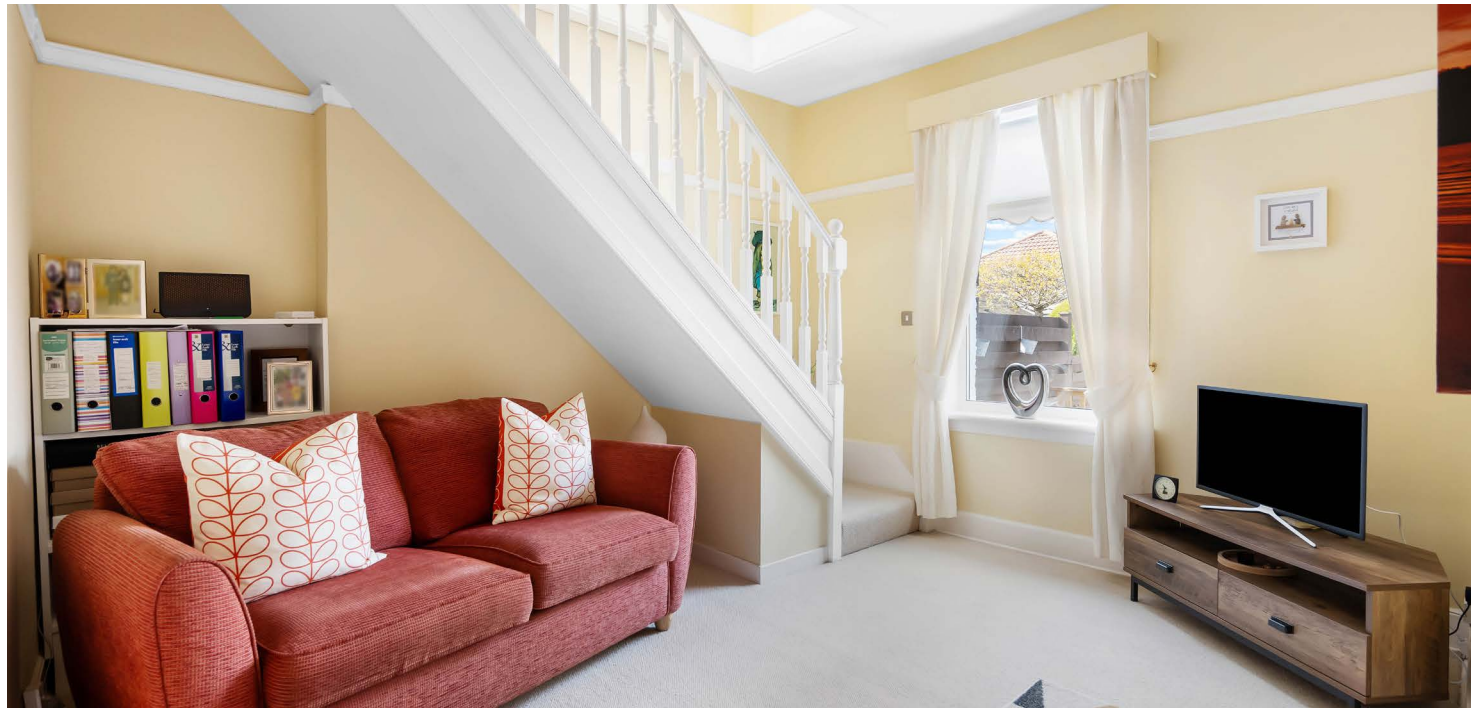
Beautifully appointed family home with copious space, great flexibility and would suit a variety of potential purchasers.

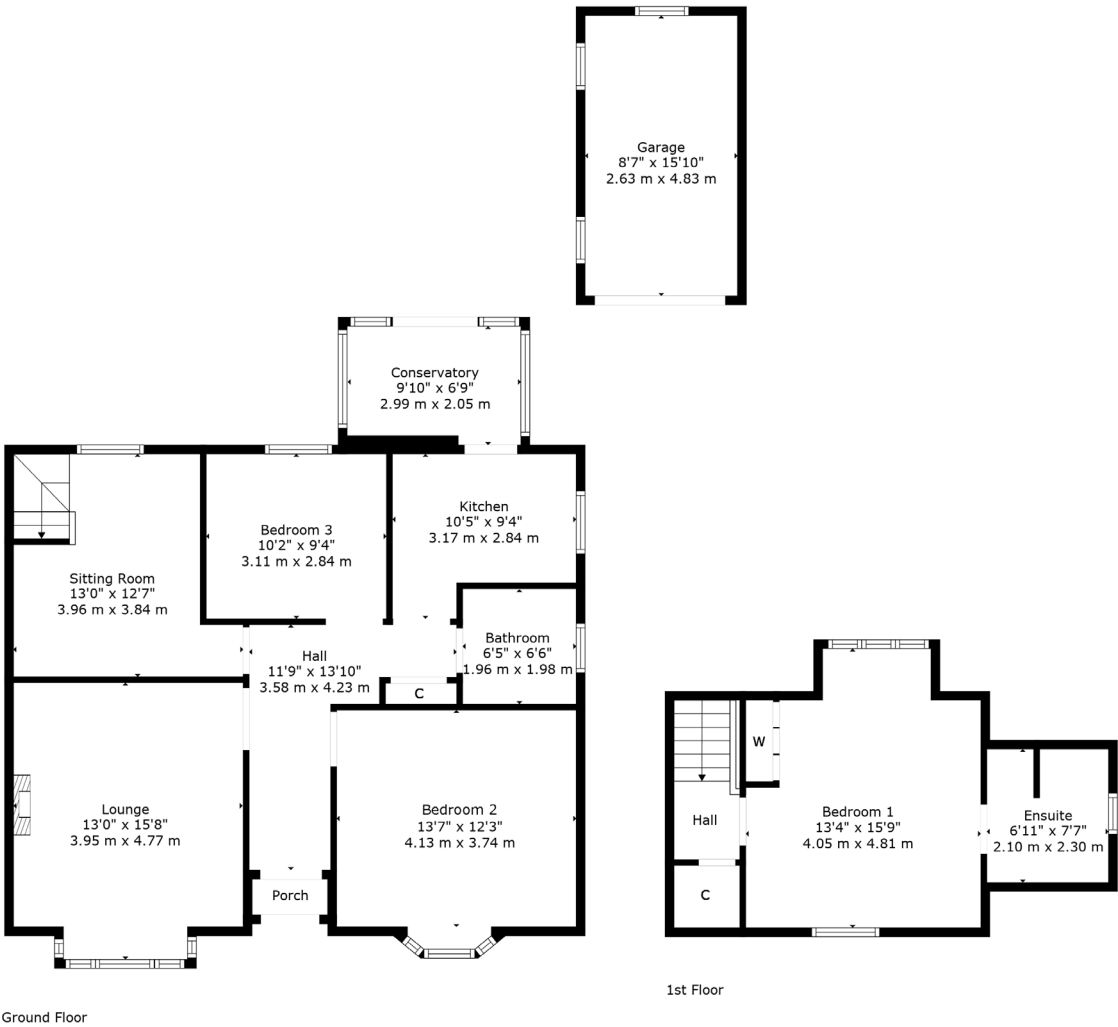
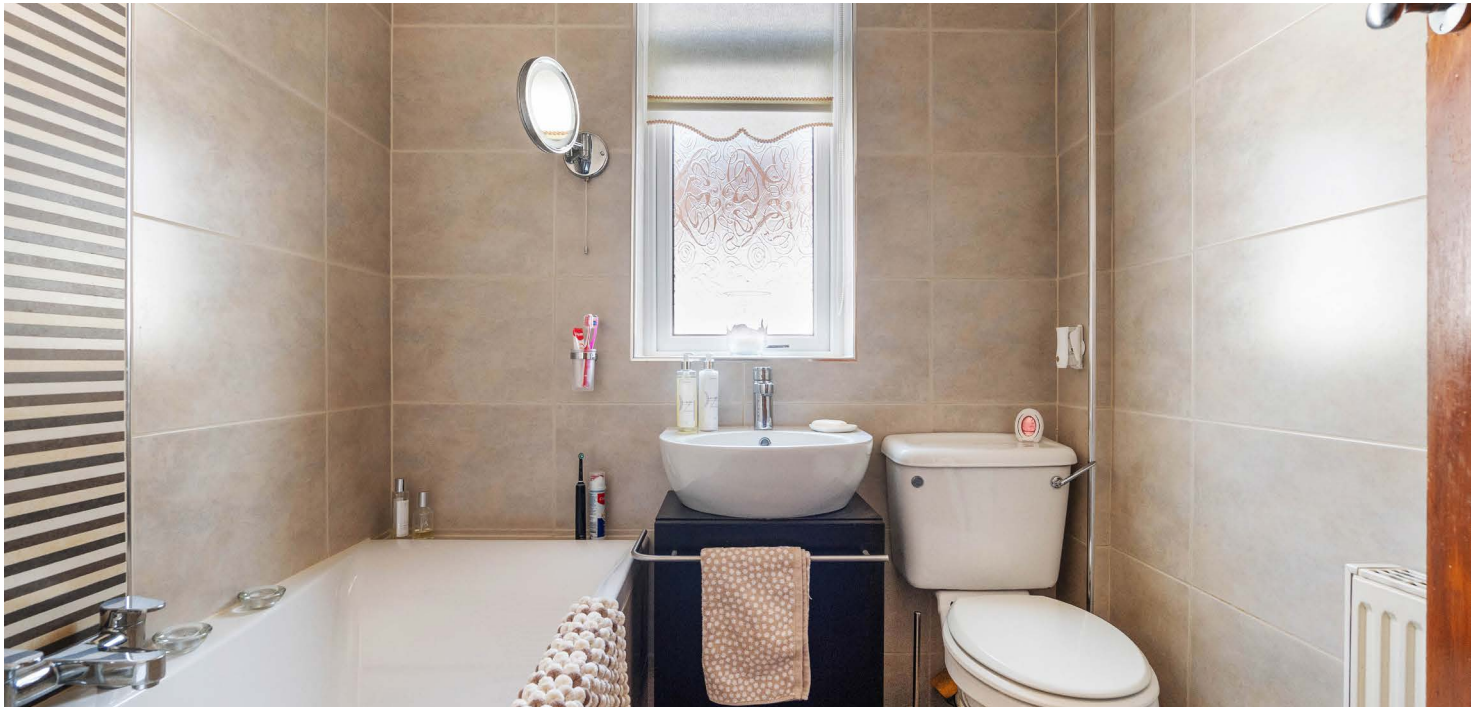
This traditional semi detached bungalow is set within generous level garden grounds with a long driveway and single garage. The house has been fastidiously maintained and upgraded and offers flexible accommodation over a two storey layout. The property enjoys a highly convenient location and is a short walk from local shops, train station and excellent schools.

This beautiful home offers classically proportioned room sizes, ceiling heights and lovely decorative original design features. The light and airy accommodation in brief extends to a traditional reception hallway, formal lounge to front, fitted kitchen with range of base and wall mounted units leading to conservatory. Two well proportioned bedrooms, further family/dining room and family bathroom. The first floor landing gives storage space and access to further bedroom with ample fitted storage and en-suite.

The garden grounds are a real feature with a broad fronted plot offering landscaped monoblock driveway providing off street parking leading to the garage. The level gardens to the rear are fully enclosed, secluded and established with flagstone pathways, sun patios and decking area. Well stocked with flowering shrubs, plants and perennials.

The floor plan shall provide you with a detailed layout of this versatile and well laid out home; however, we recommend viewing to appreciate the space, condition and convenient setting that's on offer.





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 PureGym, David Lloyd Sports Club, Nuffield Health Gym, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park.

NM4560 | Sat Nav: 9 Ruthven Avenue, Giffnock G46 6PH

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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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