



**100 ORCHARD PARK AVENUE**  
GIFFNOCK

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**2 | BEDROOMS**

**2 | BATHROOMS**

**1/2 | PUBLIC ROOMS**

**Creatively extended semi-detached villa within a fantastic central location near Giffnock village.**

This is a classically proportioned, extended semi-detached villa that is set within generous, landscaped garden grounds that feature Monoblock driveway offering parking for multiple vehicles and larger style detached garage with power and light.

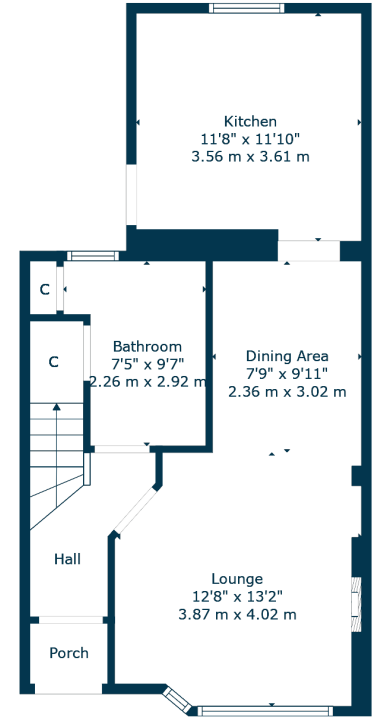
The property is presented in immaculate order throughout and notable features include a modern system of gas central heating, double glazed windows and doors, and upgraded kitchen and bathrooms.

The ground floor accommodation offers traditional style reception hallway with beautiful contemporary fitted bathroom with modern tiling and generous storage, a spacious lounge/dining room with focal point fireplace and the dining area gives access to an extended, larger style modern kitchen with full range of integrated appliances and direct aspects and access onto landscaped gardens to the rear. Bright upper landing area leads to two double sized bedrooms and a contemporary style modern shower room with tiling and modern fitments. Attic provides further storage.

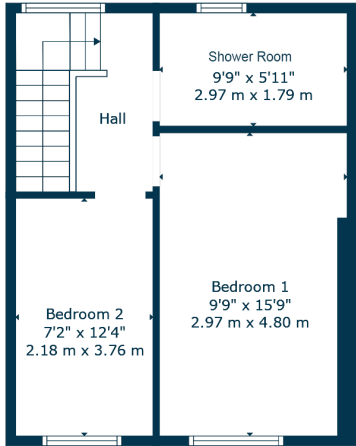
The garden grounds are a real feature and are fully enclosed and gated to ensure security and privacy. Fully landscaped with patio and lawn area. Larger style detached garage with up and over door and side door. Fitted with power and light.







Ground Floor



1st Floor

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.

**NM4581** | Sat Nav: 100 Orchard Park Avenue, Giffnock, G46 7BE

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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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