



23 ATHOLL DRIVE
GIFFNOCK

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c o r u m



4 | BEDROOMS

3 | BATHROOMS

2/3 | PUBLIC ROOMS

An exceptional detached bungalow in this much admired, tree-lined enclave within Giffnock.

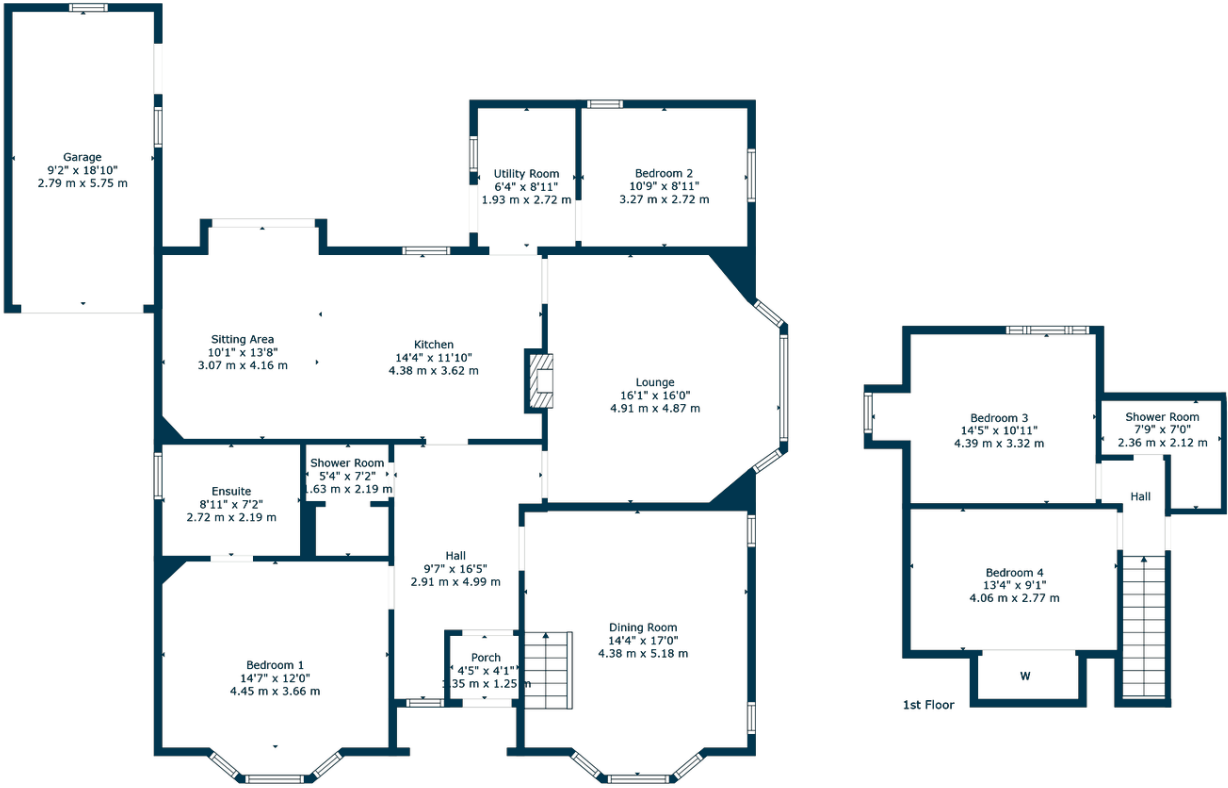
Distinguished by its crisp white frontage and set within a broad fronted plot with landscaped gardens, including double driveway to the front, this is an exceptional detached home within highly secluded, private garden grounds and well positioned for all of Giffnock's local amenities.

The house has been significantly improved and enhanced by the present owners and notable features include fully upgraded gas central heating system with new boiler, fully rewired, modern double-glazed windows and doors, and the bathrooms and kitchen have all been refitted with contemporary finishes and design.

The property has an extremely bright, airy feel internally and displays some lovely original design features. The accommodation on the ground floor extends to canopied entrance, vestibule, lovely traditional style hallway with decorative stained-glass window, stunning contemporary fitted shower room/WC with modern fittings, bay windowed lounge and a bay windowed dining room with feature acoustic wall panelling and decorative stained-glass windows. The heart of the home is the open plan kitchen/living/dining area with a full range of modern integrated units and appliances with double glazed French doors to gardens, large laundry room, principal bay windowed bedroom with stunning en-suite bathroom with modern finishes and full tiling and an additional downstairs bedroom completes the ground floor accommodation. Staircase leads to upper landing area where there is a large walk-in attic space in addition to two double sized bedrooms, both with storage and a modern shower room/WC.

Near level garden grounds with landscaped frontage and dual driveways offering parking for multiple vehicles, fully enclosed rear garden that is highly secluded, has two patio areas, one with decorative glass balustrade, large lawn area and gated to the side. Large single garage, fitted with power and light.





Ground 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 and Williamwood Train Station being close by. 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.

NM4589 | Sat Nav: 23 Atholl Drive, Giffnock, G46 6QL

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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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