



24 EASTWOODMAINS ROAD
GIFFNOCK

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

An outstanding blonde sandstone semi detached villa set within the heart of Giffnock.

This is one of the district's larger style semi-detached villas and is distinguished by its beautiful blonde sandstone exterior, and the house has been fastidiously maintained and improved by the long-term owners.

Set within larger style, south facing garden grounds with expansive driveway parking for multiple vehicles that give access to a detached double garage (currently utilised as a workshop).

Notable features include beautifully refitted sash and casement double glazed windows encapsulating original stained-glass features, maintained system of gas central heating with combi boiler, and the interior has been significantly enhanced by modern finishing, upgraded kitchen, bathrooms, and has been finished to a high standard. In addition to replacement double glazed sash and casement windows there is a fully composite UPVC front door and UPVC double glazed rear doors.

The ground floor accommodation extends to large entrance vestibule with separate cloakroom, beautiful reception hallway with decorative panelled doors and unique reading nook, under stair storage, stunning dual aspect bay windowed lounge with fireplace and decorative plaster ceiling, large formal dining room again with focal point fireplace, rear facing family room with French doors to gardens, fully integrated and upgraded dining kitchen with appliances, large laundry room and the ground floor is completed by modern downstairs shower room/WC and an additional large cloakroom. Impressive broad staircase with central carpet runner and outstanding decorative stained-glass window at mid landing leads to upper landing which in turn gives access to three very spacious double sized bedrooms, modern, fully tiled family bathroom with under floor heating, separate shower and a separate additional WC. Fixed staircase leads to an attic bedroom with double glazed dormer window to rear. Extensive additional storage and eaves storage.

Driveway parking for multiple vehicles with gated access to the rear giving access to detached garage which is fitted with power and light. Two vehicular doors remain in place where they are partitioned off for the garage to be used as a workshop. Landscaped lawn area, composite deck and detached summer house with power, light and heating.





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.

NM4628 | Sat Nav: 24 Eastwoodmains Road, Giffnock, G46 6QF

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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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