



5 Lynton Avenue, Giffnock

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Situation

This popular and leafy suburb is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital motorways.

Giffnock, Whitecraigs and Newton Mearns are acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities. Giffnock and Whitecraigs Train Station's are a short distance away, as well as bus services at Eastwood Toll.

Lynton Avenue is within walking distance of Giffnock Village local shops, cafes and restaurants and is conveniently located for access to Morrisons and Sainsburys on Fenwick Road, The Avenue Shopping Centre and Greenlaw Village Retail Park. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches, café and a boating pond.

A wide range of sports and recreational facilities can be found locally to include David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock Health Clubs, Cathcart, Williamwood and Whitecraigs Golf Clubs, Giffnock Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

In addition, this property sits within the catchment area for the highly reputable Primary and Secondary Schools.











Description

A distinctive and beautifully presented traditional detached bungalow, thoughtfully re-furbished and extended by the present owners, set within generous southerly facing garden grounds, located in one of Glasgow's most coveted residential neighbourhoods, close to popular schools, Rouken Glen Park and Whitecraigs Train Station.

Internally, the property has been upgraded and well maintained by the present owners and affords a flexible interior, extending to around 2,471Sqft (230 Sqm) and blends of traditional characteristics and beautiful modern finishes.

The complete accommodation comprises:

Ground Floor: Entrance vestibule. An impressive and welcoming reception hallway. Spacious bay windowed drawing room with feature fireplace with gas stove, enjoying an elevated outlook to the front. Two original leaded and stained glass windows to side. Double doors open from the hall to the bay window sitting room with feature fireplace with coal fire. Open plan to dining room with French doors leading to the southerly facing rear garden. Well appointed refitted kitchen with a full complement of wall mounted and floor standing units and quartz worktops. Bay window bedroom three. Bedroom four/family room with French doors opening to the rear garden. Family bathroom. Further guest shower room. Study area with staircase to upper floor.

First Floor: Bright and landing leading to two further bedrooms. Bedroom one is particularly spacious with a dormer window affording tree lined outlook to the front and has fitted wardrobes and an attractively refitted ensuite bathroom with a separate shower enclosure and spa bath. Bedroom two, enjoys lovely views over the southerly rear gardens, and benefits from fitted wardrobes and a separate study area.

The property is further complimented by gas central heating and is mostly double glazed.

A particular feature of this home is the landscaped grounds providing privacy and seclusion. The gardens boast an expansive lawn to the rear, seasonally colourful with well stocked borders, gazebo and elevated deck terrace, enjoying a southerly orientation. A terrace runs along the rear elevation of the house.

An extensive driveway to front and side provides ample space for several cars and leads to a detached garage with automatic door. Cellar providing additional storage.





















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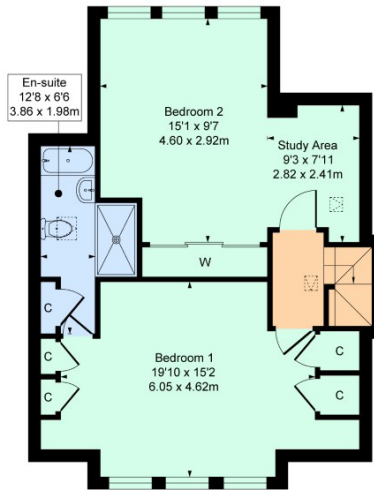


5 Lynton Avenue, Giffnock, G46 7JP

Approximate gross internal area = 2,486 sq ft - 230.95 sq m



Ground Floor

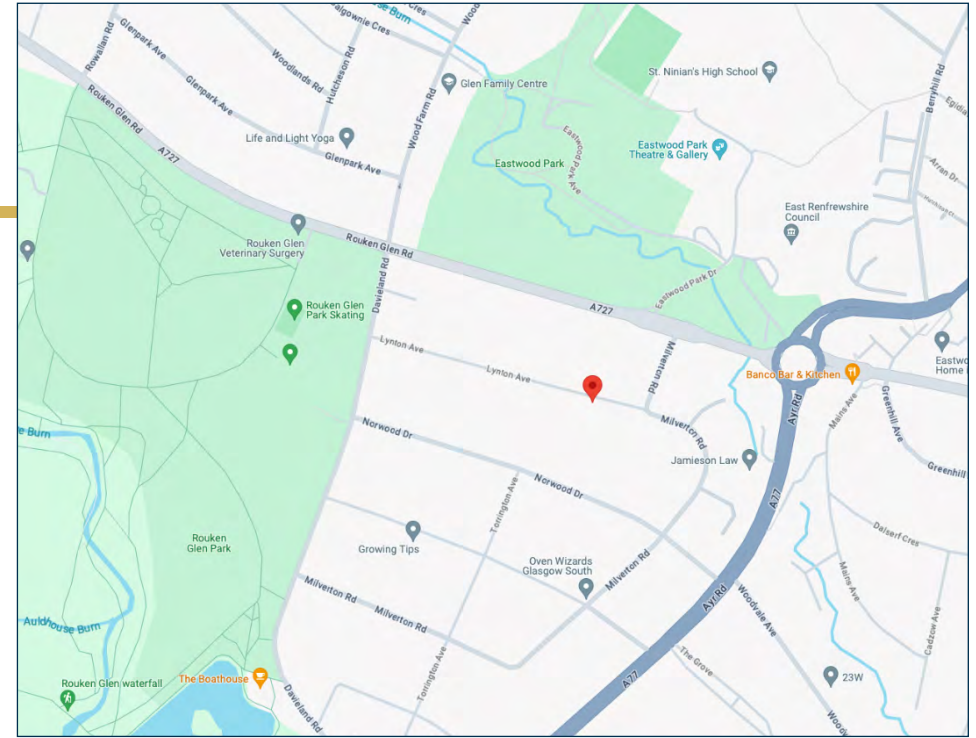


First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



Viewing

By appointment through
Nicol Estate Agents
46 Ayr Road
Newton Mearns, Glasgow G46 6SA
Telephone 0141 616 3960
mail@nicolestateagents.co.uk

Outgoings

East Renfrewshire Council
Council Tax Band: G

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band D

Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating.

Local Authority

East Renfrewshire Council
Council Headquarters
Eastwood Park, Rouken Glen Road
Giffnock G46 6UG
Tel: (0141) 577 3000

Property Reference 3176

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