





corum



28 CARLETON DRIVE, GIFFNOCK

4 | BEDROOMS 3 | BATHROOMS 4 | PUBLIC ROOMS

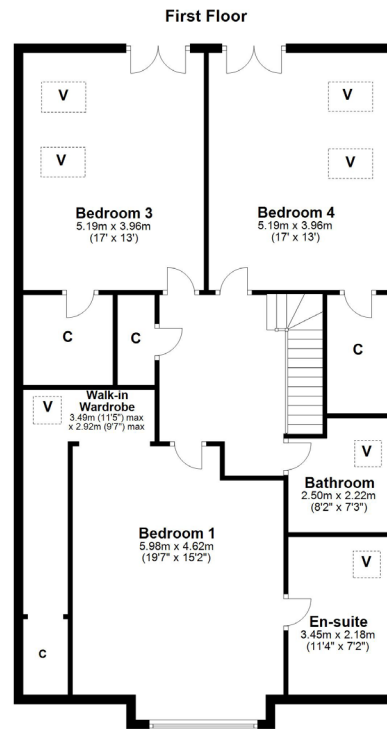
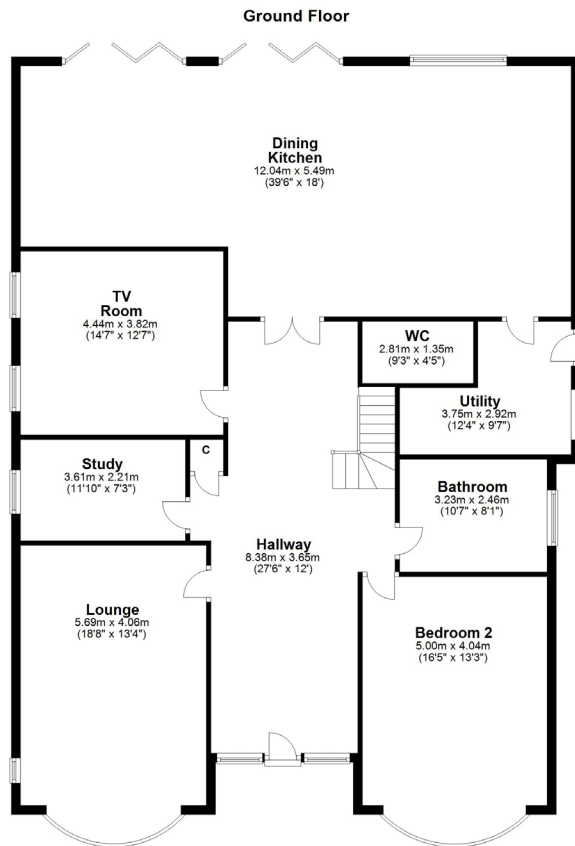
An impressive, detached period home refurbished, redesigned, and offering a turnkey opportunity.

This detached family home occupies a secluded and private setting within the high amenity suburb of Giffnock and is positioned within a tree lined location set within larger style enclosed garden grounds and the house has been painstakingly refurbished, redesigned and extended and offers family accommodation over a two storey layout.

Extending to approximately 296 square metres or thereby the house is set under a refitted roof system and the house has been replumbed, rewired (Cat 5 cabling), has a security alarm system with CCTV security, comprehensively upgraded internally with beautiful contemporary sanitary ware and tiling, speakers in the kitchen/dining/family area and bedroom one, stunning near 40 foot open plan kitchen/dining/family area with under floor heating and two sets of trifold doors to gardens and the house offers a stylish interior.

Canopied entrance with stunning decorative stain glass front door leads into a magnificent reception hallway with cloaks storage and contemporary style WC, beautiful bay windowed lounge with focal point fireplace, family room, study, 39 foot open plan family area, dining area and stunning contemporary kitchen with full range of integrated appliances, Quooker hot water tap, Corian worktops and bespoke Lutron lighting system, separate utility/laundry room, downstairs double bedroom with bay window to the front and a beautifully appointed bathroom with full height tiling, stand alone contemporary bath and walk in shower. Oak staircase gives access to spacious upper landing with built in storage, family bathroom with modern fitments, stunning bedroom to the front with dormer window, access to large walk in fitted cloaks and storage area, contemporary fitted en-suite shower room with full tiling, two large style double bedrooms to the rear with decorative Paris balconies and multiple velux windows completes the upper accommodation.

Level garden grounds with lawn area to front and rear, barked play area to the rear, fully enclosed with fencing and gates. Outside lighting and water tap. Timber garden shed.

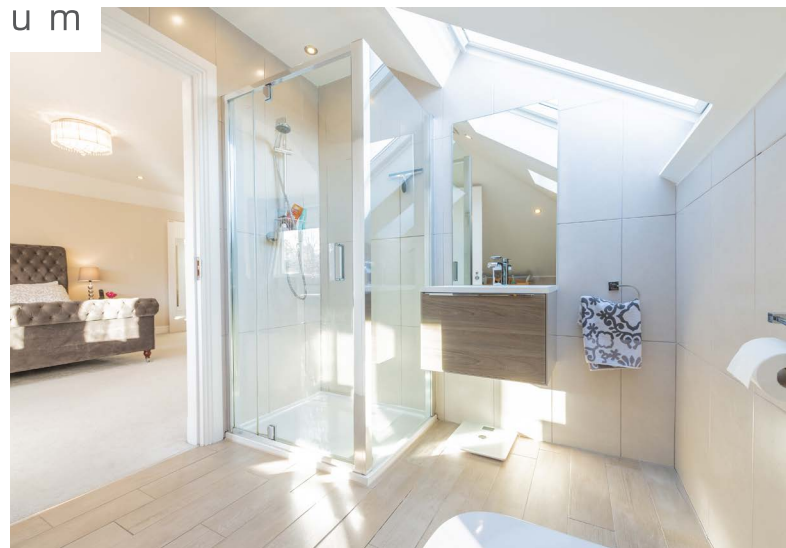


NM3750 | Sat Nav: 28 Carleton Drive, Giffnock, G46 6AQ

All measurements and distances are approximate. Floorplans are for illustration purposes and may not be to scale.



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LOCAL AREA & AMENITIES

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 and Muirend. 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 David Lloyd Sports Club, Nuffield Health Gym, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park which was voted UK's Best Park of 2016.

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