



**91 ROCKMOUNT AVENUE**

THORNLIEBANK

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**2/3** | BEDROOMS

**1** | BATHROOM

**1/2** | PUBLIC ROOMS

**An extended semi-detached villa enjoying a popular location.**

This traditional semi-detached villa enjoys an ever popular location. Set within private garden grounds, the subjects have been extended to the rear and provide a great opportunity to the local market place.

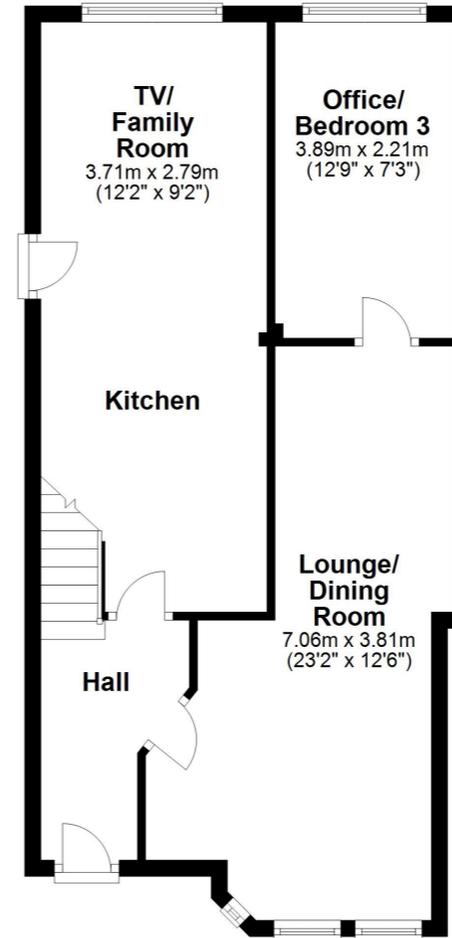
Ground floor accommodation extends to traditional style reception hallway, generous open plan lounge/ dining room to front with extended rear home office/ third bedroom, modern fitted kitchen with a range of wall and base mounted units open plan to a lovely TV/family room with external access. Upstairs landing area gives access to generous principal bedroom with fitted storage, spacious second double bedroom and main family bathroom. Additional storage provided by way of attic space. The specification of the property includes a system of gas central heating, double glazing and the subjects are well presented and decorated throughout.

Externally the property is set within private and easily maintained south facing gardens with deck and lawned area. Gardens are secure and fully enclosed. Driveway to side providing vehicular parking.

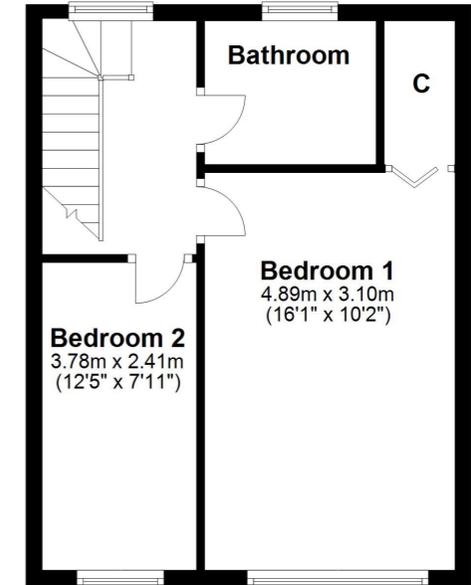




### Ground Floor



### First Floor



Nearby 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 (M74/M8) providing swift access to the city centre and Ayrshire. There are two train stations within close proximity Thornliebank and Giffnock Train Stations. There are numerous independent shops, restaurants and delicatessens only a short walk away.

NM3869 | Sat Nav: 91 Rockmount Avenue, Thornliebank, G46 7DP

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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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