



9 CARLETON GATE

GIFFNOCK

www.corumproperty.co.uk





3 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

An immaculate mid terrace villa in the heart of Giffnock with off street parking and garage

9 Carleton Gate, Giffnock is a beautifully presented mid terrace villa sitting in a quiet residential cul-de-sac with fully enclosed and level westerly gardens.

Traditional hallway gives way to bright and spacious lounge which in turn provides access to lovely dining kitchen. The kitchen has been modernised throughout and provides a range of wall and base mounted units with integrated appliances and the rear gardens can be accessed via sliding doors.

Upstairs the accommodation extends to three very good bedrooms. Two benefiting from built in wardrobes with the third having been most recently used as a home office space but could easily accommodate a bedroom. The main fully tiled bathroom is presented beautifully having recently undergone a full renovation

The subjects are presented to the market in true turnkey condition and benefit from single lock up garage and off-street parking. Externally the grounds are fully enclosed, private and westerly facing. The specification of the home is complete with double glazing and gas central heating.

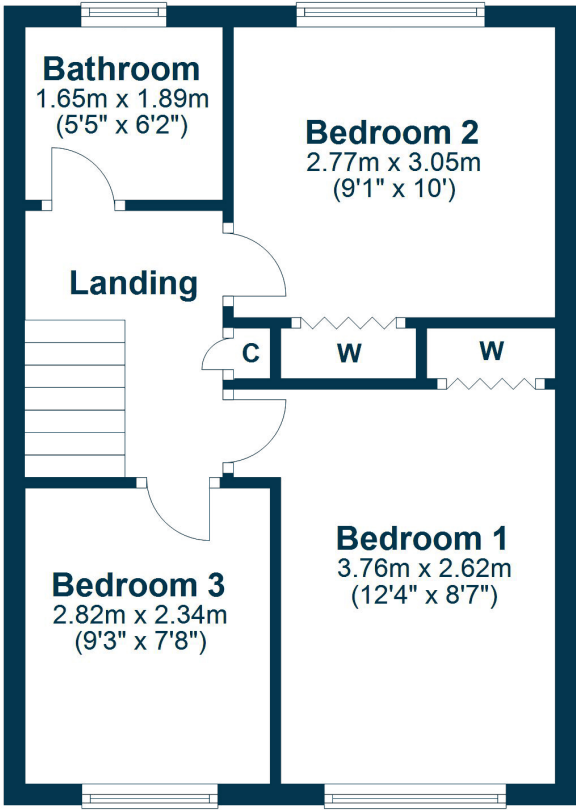




Ground Floor



First 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, 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.

NM3750 | Sat Nav: 9 Carleton Gate, Giffnock, G46 6NU

For the full home report visit www.corumproperty.co.uk

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



WE'RE **SOLD** ON
YOUR FUTURE



Corum Newton Mearns
134 Ayr Road, Newton Mearns, G77 6EG

Tel: 0141 639 5888

Email: n.mearns@corumproperty.co.uk

www.corumproperty.co.uk