



21 ARTHURLIE DRIVE
GIFFNOCK

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4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

Arthurlie Drive enjoys a particularly quiet and secluded setting within Giffnock village yet provides excellent convenience for so many local amenities that the village has to offer including schooling, transport links, local cafes, bars and restaurants.

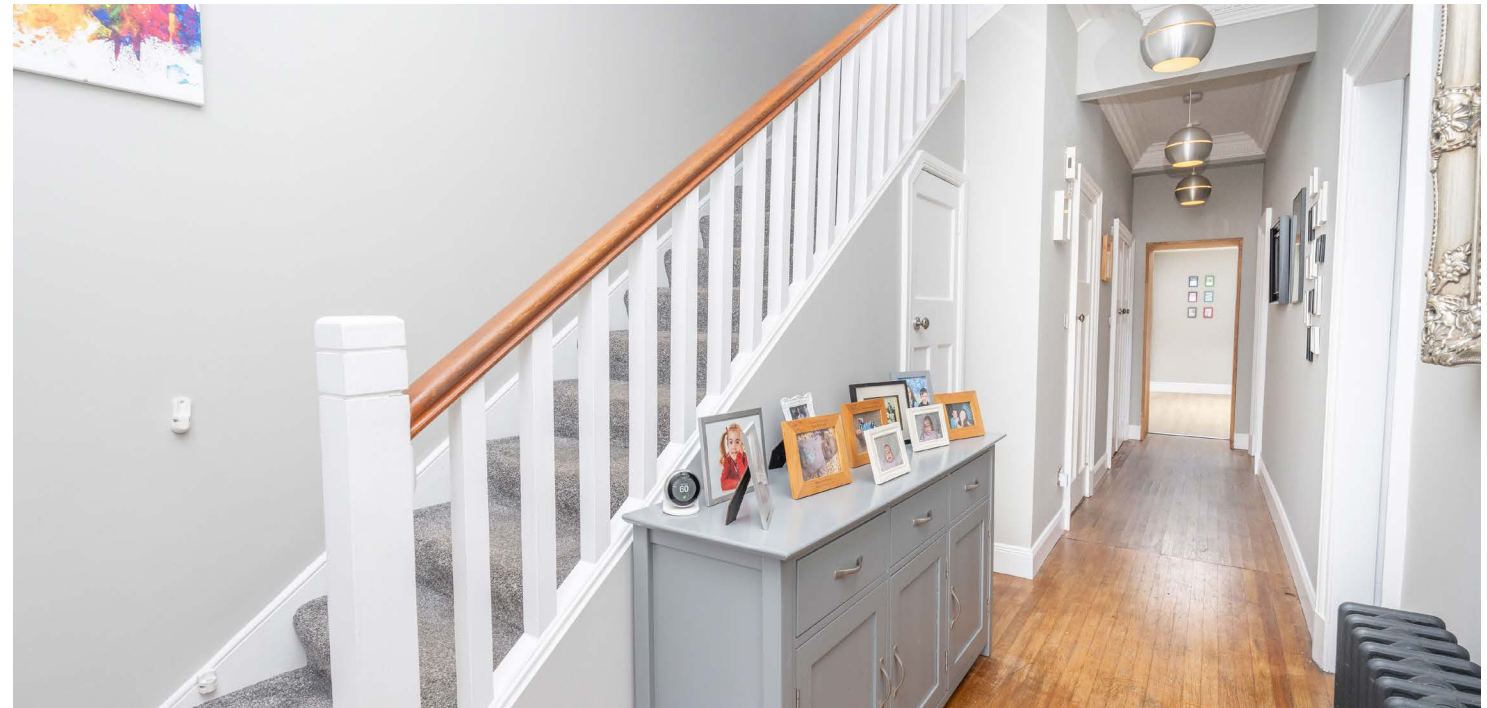
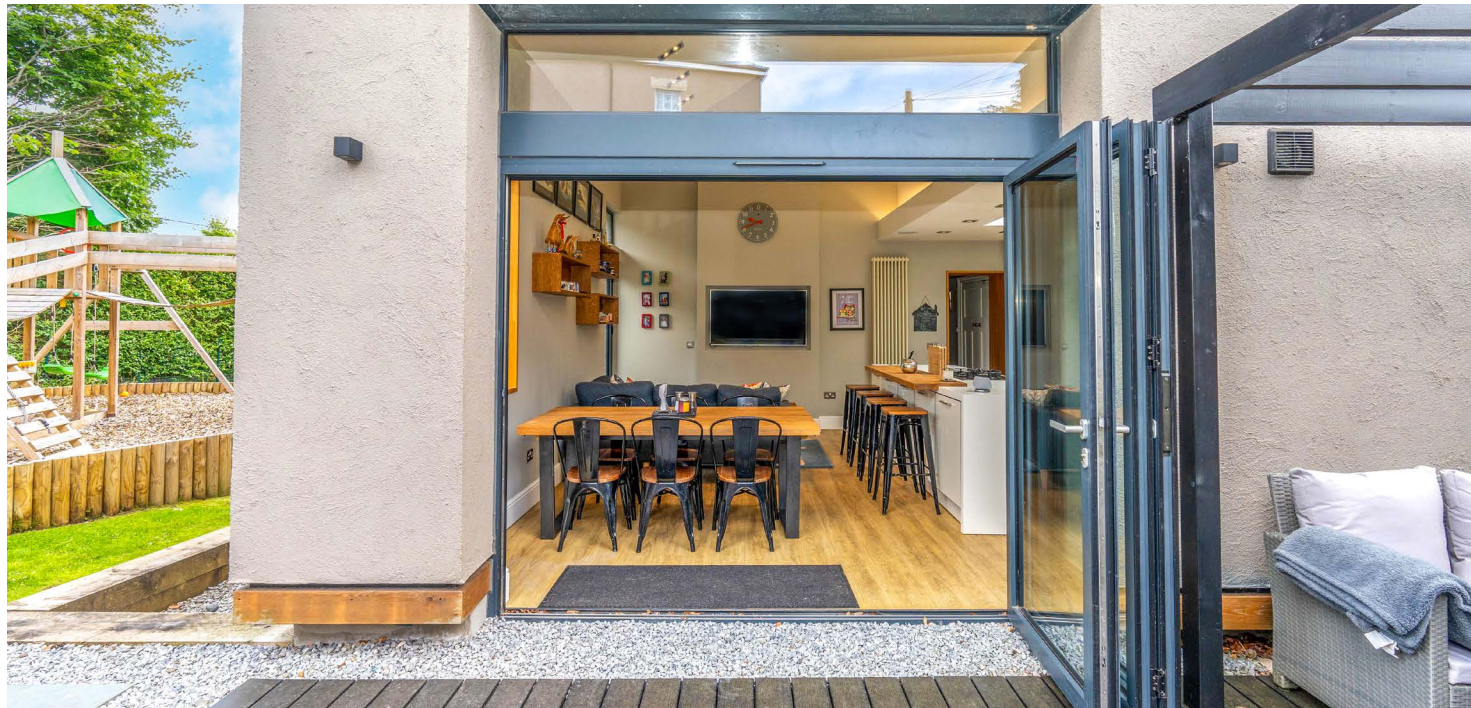
The house has undergone a significant upgrading, redesign and remodelling program where notable features include a modern system of gas central heating, enhanced kitchen/dining/family room with doors to gardens and converted attic with master en-suite bedroom. The house delivers a stylish interior with contemporary finishes.

Vestibule leads into a beautiful traditional reception hallway with access to shower/WC, utility room, bay windowed lounge to the front with focal point fireplace and a bay windowed family room. The extension provides an amazing dining/kitchen/family area boasting feature vaulted ceiling, kitchen island and integrated appliances with dual aspects and doors to gardens. First floor landing gives access to three bedrooms and family bathroom and the attic conversion provides the principal bedroom with built-in storage and contemporary fitted en-suite shower room with under floor heating.

The house is set within superb sized corner garden grounds providing expansive lawn area and alfresco decking area. Private driveway with electric gates providing off-road vehicular parking.

Garden Studio

The garage has been fully converted into a useful garden studio/working from home space/home gym. Fully fitted with power and light, and external contemporary cladding.









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 Train Station and Muirend Train Station. 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, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park which was voted UK's Best Park of 2016.

NM4132 | Sat Nav: 21 Arthurlie Drive, Giffnock, G46 6UR

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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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