



25 PARK ROAD

GIFFNOCK

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c o r u m



- 6 | BEDROOMS
- 2 | BATHROOMS
- 3 | PUBLIC ROOMS

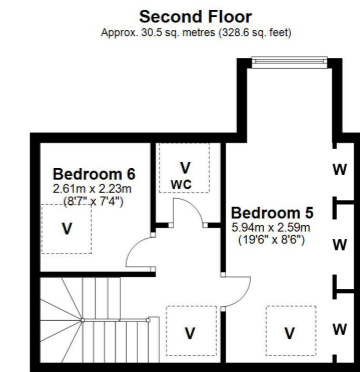
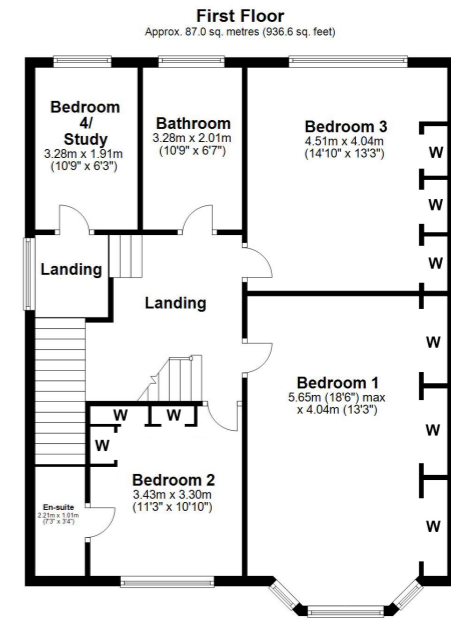
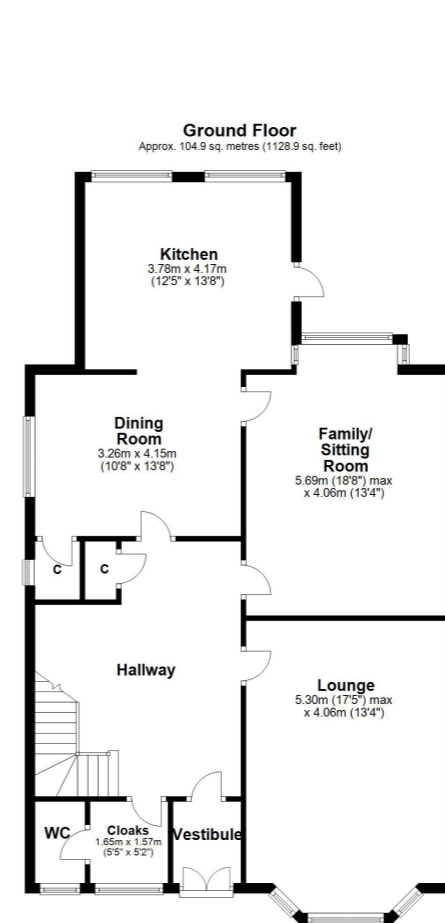
An impressive semi detached villa enjoying a sought after Giffnock location.

This traditional semi detached villa enjoys a highly convenient location within the centre of Giffnock village. Set within landscaped garden grounds, the subjects have been significantly improved and upgraded by the current owners to deliver a fantastic family home.

Dating back to the 1930's, this charming family home displays spacious family accommodation encompassed over a three storey layout. The ground floor accommodation extends to entrance vestibule, lovely square traditional panelled hallway with cloaks and WC adjacent, spacious bay windowed formal lounge to front with feature fireplace, fantastic rear facing oak panelled sitting/family room with aspects to gardens at rear and access to raised sun deck, dining room open plan to the extension providing modern fitted kitchen with a range of wall and base mounted units and access to gardens at rear. The half landing gives access to useful study/spare bedroom and the first floor landing provides access to generous bay windowed principal bedroom to front with fitted wardrobes, lovely spacious second double bedroom with en-suite shower room, rear facing double bedroom with fitted wardrobes and wash hand basin and contemporary main family bathroom with stylish tiling and separate shower enclosure completes this level. The attic level provides great further accommodation with two good bedrooms and WC. The specification includes a modern system of gas central heating, bespoke double glazing, Karndean flooring, original parquet flooring in the lounge, upgraded kitchen and bathrooms, wireless alarm system and overall, the subjects are well presented, decorated and have been upgraded in a manner sympathetic to the original build.

Externally the property benefits from private south facing landscaped garden grounds with patio, lawn, and decked areas. Gardens are easily maintained and retain a high degree of privacy. There is further extensive cellarage, fitted with power and light which provides utility space and excellent additional storage. Monoblock driveway providing ample vehicular parking leading to detached garage with electric up and over door, fitted with power and light.





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

NM4136 | Sat Nav: 25 Park Road, Giffnock, G46 7PG
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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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Corum Newton Mearns
134 Ayr Road, Newton Mearns, G77 6EG

Tel: 0141 639 5888

Email: n.mearns@corumproperty.co.uk

www.corumproperty.co.uk