



20 BELMONT DRIVE

GIFFNOCK

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A lovely sandstone semi detached villa situated in the heart of Giffnock village.

This sandstone semi detached family home is situated in the heart of Giffnock village and is therefore within walking distance to high achieving schooling, transport links and the many cafes, bars, and restaurants that Giffnock has to offer.

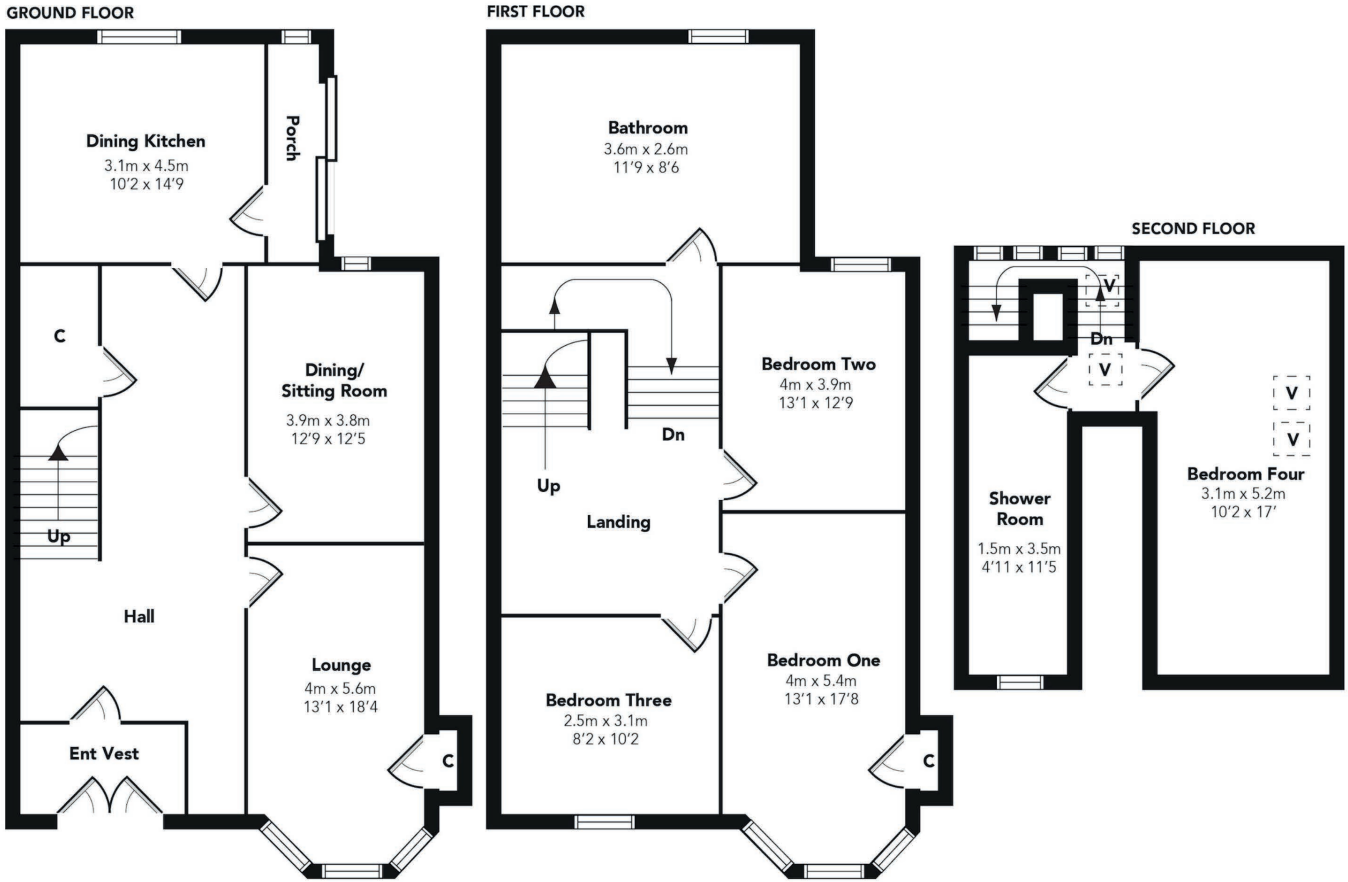
Set within level garden grounds with landscaped gardens with driveway to side with parking for multiple vehicles, the house is presented in excellent decorative order throughout and would be a wonderful family home.

Entrance vestibule with feature mosaic tiled floor, lovely sized traditional reception hallway with generous under stair storage, bay windowed lounge with focal point living flame gas fire, rear dining/family room again with focal point living flame gas fire, and the ground floor is completed by a lovely sized dining kitchen with appliances and double glazed porch to the side giving access to patio and gardens. The first landing area gives access to a wonderful sized family bathroom with modern fitments, separate shower enclosure and the upper landing is bright and airy and gives access to three further bedrooms and the attic conversion has an impressive broad staircase leading to upper landing area with access to fourth bedroom and a separate shower room/WC.

Notable features include a system of gas central heating with upgraded Worcester boiler (2022), alarm system, the house has been re-roofed historically, and the property has been maintained and is presented in excellent decorative order throughout.

As mentioned, the house is set within level gardens grounds which are lawned to the rear, fully enclosed and enjoy a south westerly aspect. Timber garden hut.





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.

NM4151 | Sat Nav: 20 Belmont Drive, Giffnock, G46 7PA

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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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