



**68 MERRYTON AVENUE**  
GIFFNOCK

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c o r u m





**3/4 | BEDROOMS**

**2 | BATHROOMS**

**1/2 | PUBLIC ROOMS**

**A traditional detached bungalow set within generous garden grounds.**

This traditional detached bungalow enjoys a popular location within this highly sought after pocket of Giffnock. Set within fantastic garden grounds, the subjects could potentially suit a variety of purchasers.

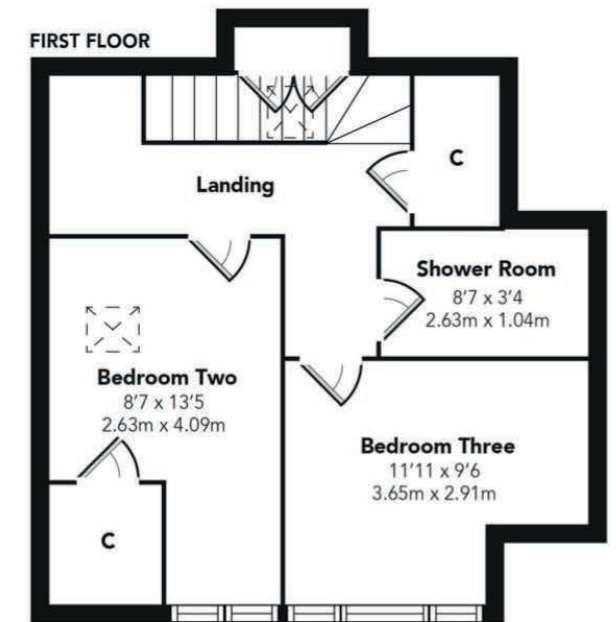
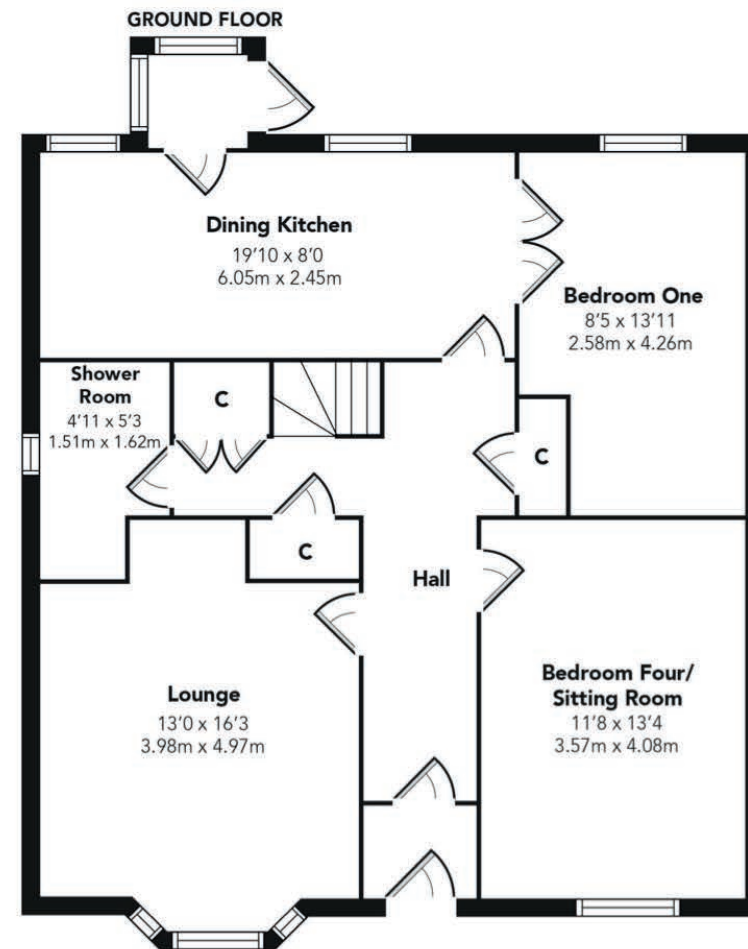
Ground floor accommodation extends to traditional reception hallway with storage adjacent, fantastic formal lounge with feature stained glass windows, flexible sitting room/fourth bedroom, generous principal bedroom, contemporary shower room, and open plan modern dining kitchen with a range of wall and base mounted units and porch giving access to gardens at rear. Upstairs gives access to two further good bedrooms, one with lovely open aspects to front, and modern shower room. The specification of the property includes a system of gas central heating, double glazing and overall, the subjects are well presented throughout.

Externally the property is set within generous garden grounds providing raised patio area and generous lawned area. Gardens are south facing and provide great scope for further development (subject to planning). Additional storage provided by way of cellar space. Driveway providing ample vehicular parking leading to detached converted garage, fitted with power and light, and may be used as a studio or home office.









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 with Giffnock train station being in close proximity. In addition, there are local motorway links (M77/M8) providing swift access to the city centre and Ayrshire. 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.

**NM4183** | Sat Nav: 68 Merryton Avenue, Giffnock, G46 6DX

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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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