



53 MERRYLEE PARK AVENUE
GIFFNOCK

www.corumproperty.co.uk





4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

A wonderful extended and reconfigured semi-detached bungalow set within generous garden grounds.

Giffnock continues to be one of the most sought after suburbs of Glasgow with Merrylee Park Avenue sitting in one of its most popular pockets.

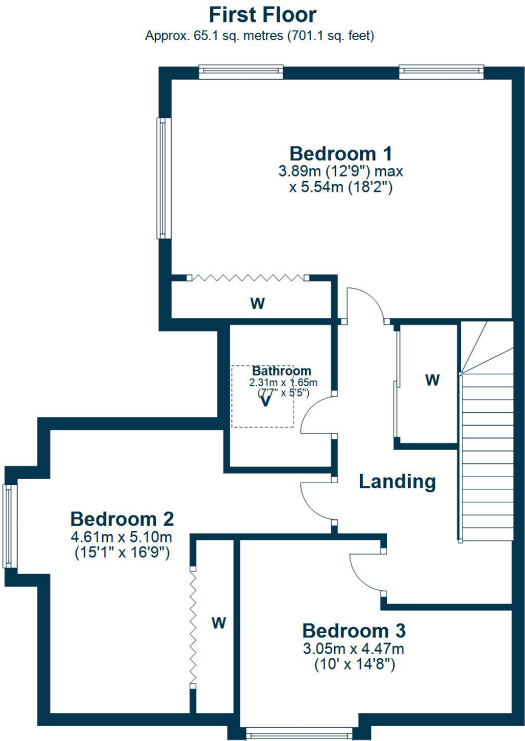
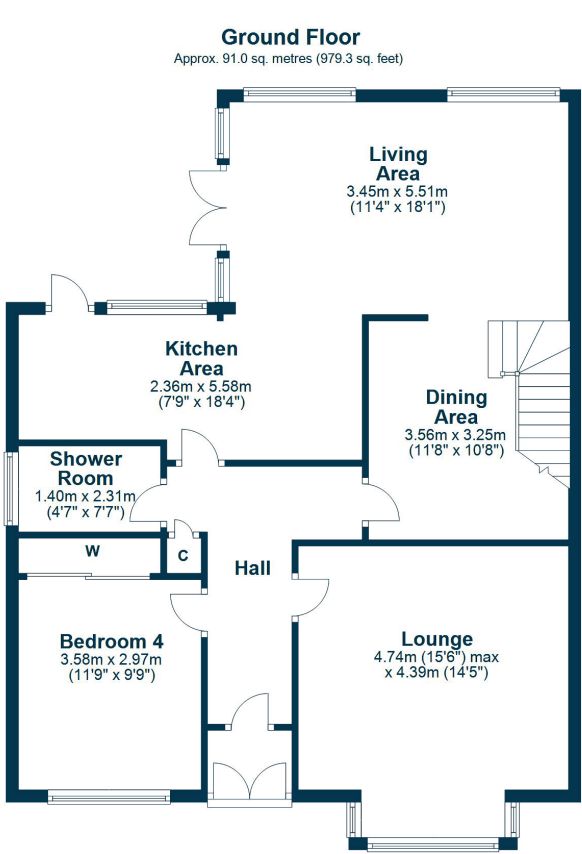
This traditional semi-detached bungalow has been Improved, extended and upgraded throughout creating an excellent family home with an abundance of living space and accommodation. The subjects enjoy lovely open aspects by virtue of an elevated setting and terrific rear gardens which have been sympathetically landscaped to create sections perfect for entertaining.

The ground floor accommodation extends to entrance vestibule, traditional style reception hallway with storage adjacent, generous bay windowed lounge to front with excellent views, lovely double bedroom with fitted wardrobes and modern fully fitted shower room. The reconfigurations and the extension commence from this point and the rear of the home flows beautifully as an open plan kitchen/ living/ dining area with exceptional natural light and strong connections to the rear gardens.

The upstairs provides a fantastic principal bedroom with modern fitted storage and aspects into the rear gardens, two further full double bedrooms (one with fitted storage options), main family bathroom and further storage options found on the main landing. The specification of the property includes a system of gas central heating, double glazing, and the subjects are presented beautifully to the market.

Externally the property is set within fantastic and generous landscaped garden grounds. The gardens are easily maintained, mature and private, completed by a fully serviced summerhouse which has doubled as an office and outside entertaining space.





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.

NM4185 | Sat Nav: 53 Merrylee Park Avenue, Giffnock, G46 6HR

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