



32 ATHOLL DRIVE
GIFFNOCK

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3 | BEDROOMS

1 | BATHROOM

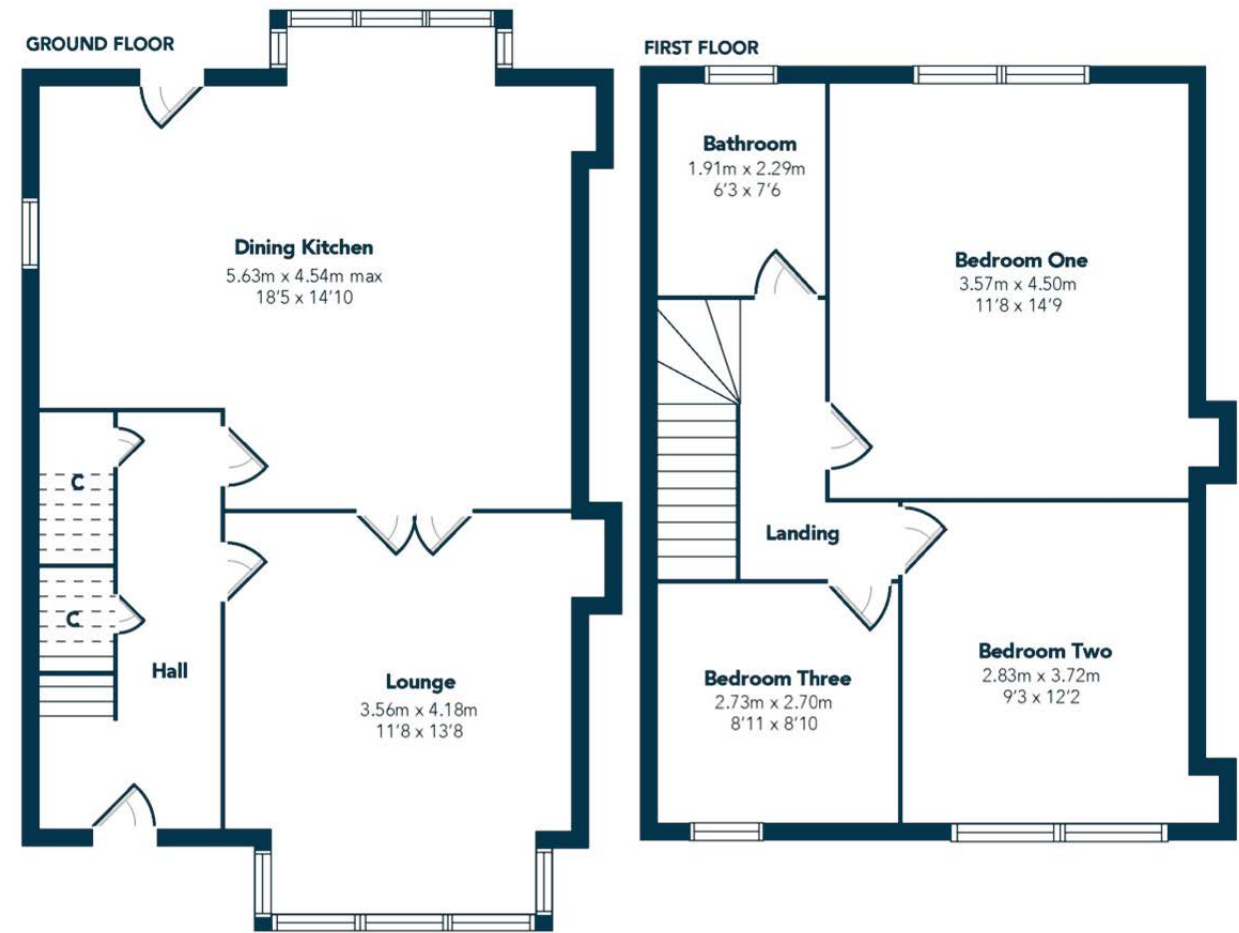
2 | PUBLIC ROOMS

An upgraded semi-detached villa enjoying a highly sought after location.

This traditional semi-detached villa enjoys a popular location within this sought after pocket of Giffnock. Well-presented throughout and set within private level garden grounds, the subjects offer a great opportunity to the local marketplace. The ground floor accommodation extends to entrance vestibule, traditional style reception hallway, lovely bay windowed lounge with double doors giving access through to fantastic open plan dining/kitchen/living area with feature log burner, bay window to rear, ample units and access to rear garden grounds. Upstairs a bright and spacious landing area gives access to generous principal bedroom to front, spacious second double bedroom, good third bedroom and contemporary upgraded main family bathroom. Additional storage provided by way of attic space. The specification of the property includes a system of gas central heating, double glazing, recently upgraded kitchen, feature wood burner and the subjects are well presented and decorated throughout.

Externally the property is set within a private level easily maintained garden grounds with deck and lawn area. Driveway to side providing vehicular parking leading to detached garage fitted with power, light and water.





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, Williamwood and Giffnock 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.

NM3521 | Sat Nav: 32 Atholl Drive, Giffnock, G46 6QR

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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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