



9 KYLE DRIVE
GIFFNOCK

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

A lovely semi detached villa set within landscaped garden grounds.

This traditional semi detached villa enjoys a quiet yet highly convenient location within this sought after pocket of Giffnock. Upgraded throughout and set within landscaped garden grounds, the subjects offer an easy move to the local marketplace.

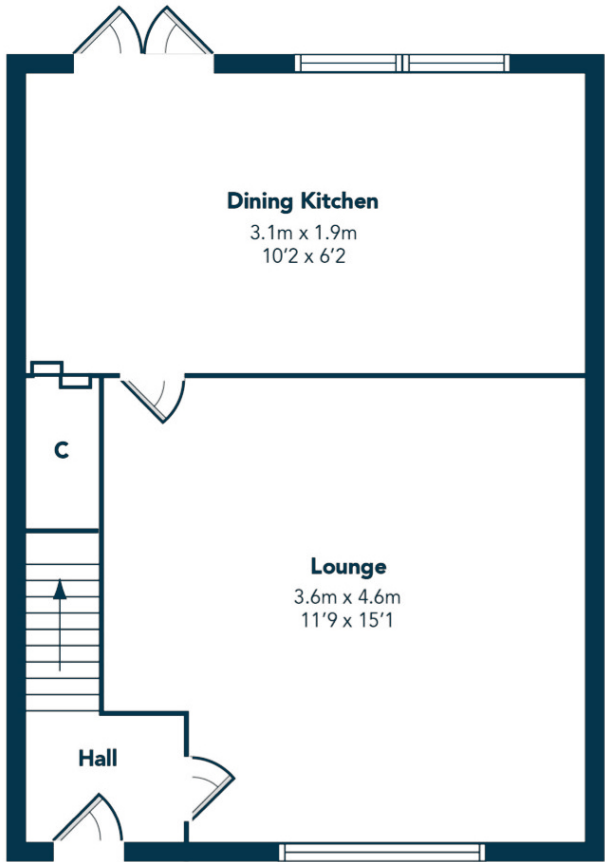
The ground floor accommodation extends to entrance hallway, lovely formal lounge with feature gas fire giving access through to high quality upgraded dining kitchen with a range of wall and base mounted units and complimentary worktops with access through French doors to gardens at rear. Additional under stair storage provided. Upstairs landing gives access to generous principal front facing bedroom with fitted wardrobes, spacious rear facing double bedroom with fitted wardrobes, and contemporary shower room with stylish tiling. Additional storage provided by way of attic space. The specification includes a system of gas central heating, double glazing, modern floor coverings and overall, the subjects are well presented, decorated and styled throughout.

Externally the property is set within private easily maintained landscaped gardens designed for ease of maintenance. Summer house for a variety of uses. Driveway to side providing vehicular parking.

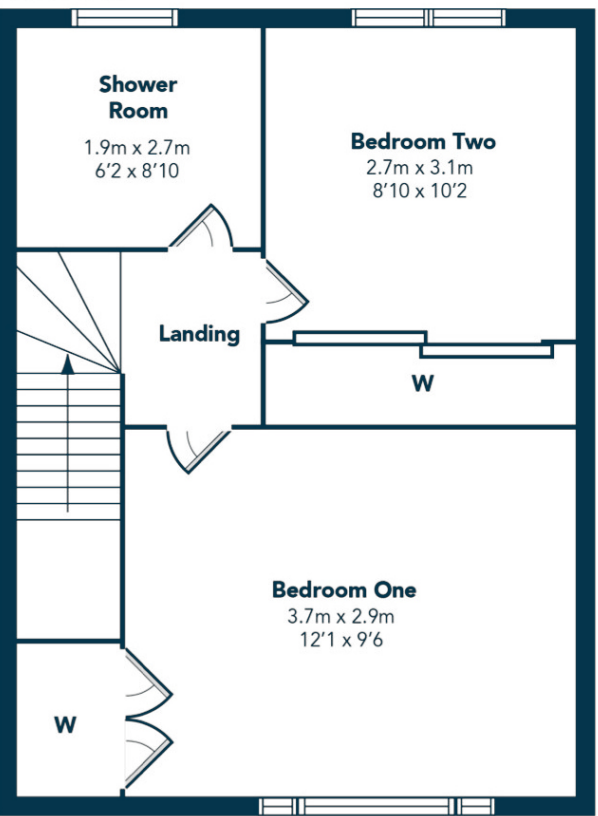




GROUND FLOOR



FIRST FLOOR



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 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 Nuffield Health Gym, 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.

NM4200 | Sat Nav: 9 Kyle Drive, Giffnock, G46 6ES

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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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