



23 FORRES AVENUE

GIFFNOCK

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3/4 | BEDROOMS

2 | BATHROOMS

1/2 | PUBLIC ROOMS

Generous detached traditional chalet bungalow with beautiful private gardens near the heart of Giffnock.

Corum are delighted to present 23 Forres Avenue to the market for the first time in the home's history. Built in 1953 this exceptional property displays spacious and flexible accommodation over two levels and enjoys secluded southerly facing grounds which combine to make this a fantastic family home.

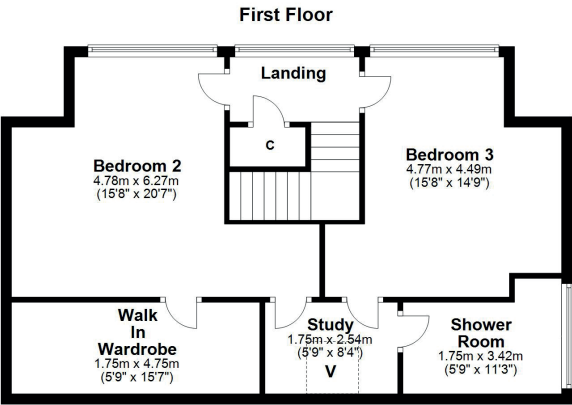
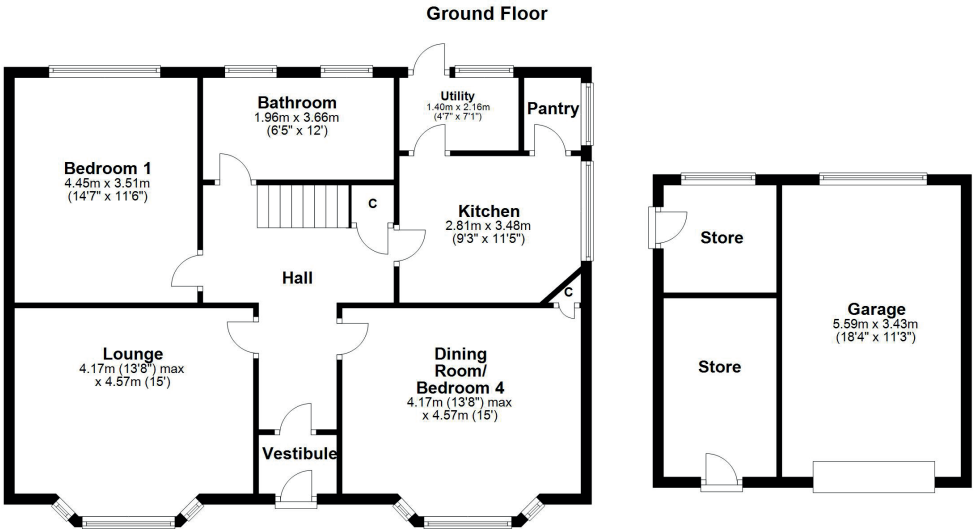
The ground floor accommodation extends from vestibule to traditional larger style reception hallway with ample under stair storage. To the fore are two perfectly symmetrical and bright bay windowed rooms which are currently the formal lounge and dining room and have proportions easily allowing for bedroom use if required. To the rear of the home sits the main downstairs double bedroom with views into the gardens. The main bathroom is exceptionally spacious, easily accommodating a separate bath and shower and the ground floor is completed by family kitchen with separate pantry and utility space perfect for the demands of modern living.

Upstairs a bright and spacious landing complete with sizeable storage cupboard gives access to two excellently proportioned full double bedrooms which share an adjoining study and generous shower room. Further storage on this floor can be found via bedroom two comprising of a full length walk in wardrobe which also hosts the attic access.

The subjects retain many original features throughout by virtue of corning, cast iron radiators and fireplaces. The windows have been upgraded to UPVC throughout and a modern gas fired boiler is installed.

Externally the property is set within southerly orientated and private garden grounds with easily maintained lawns and bedded areas. An expansive driveway to the front would allow for multiple vehicular parking leading to detached single garage encompassing two further stores.





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 (Giffnock Station), in addition to 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, numerous golf clubs, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park which was voted UK's Best Park of 2016.

NM4203 | Sat Nav: 23 Forres Avenue, Giffnock, G46 6LE

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.



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YOUR FUTURE



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