



4 ARDEN DRIVE

GIFFNOCK

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

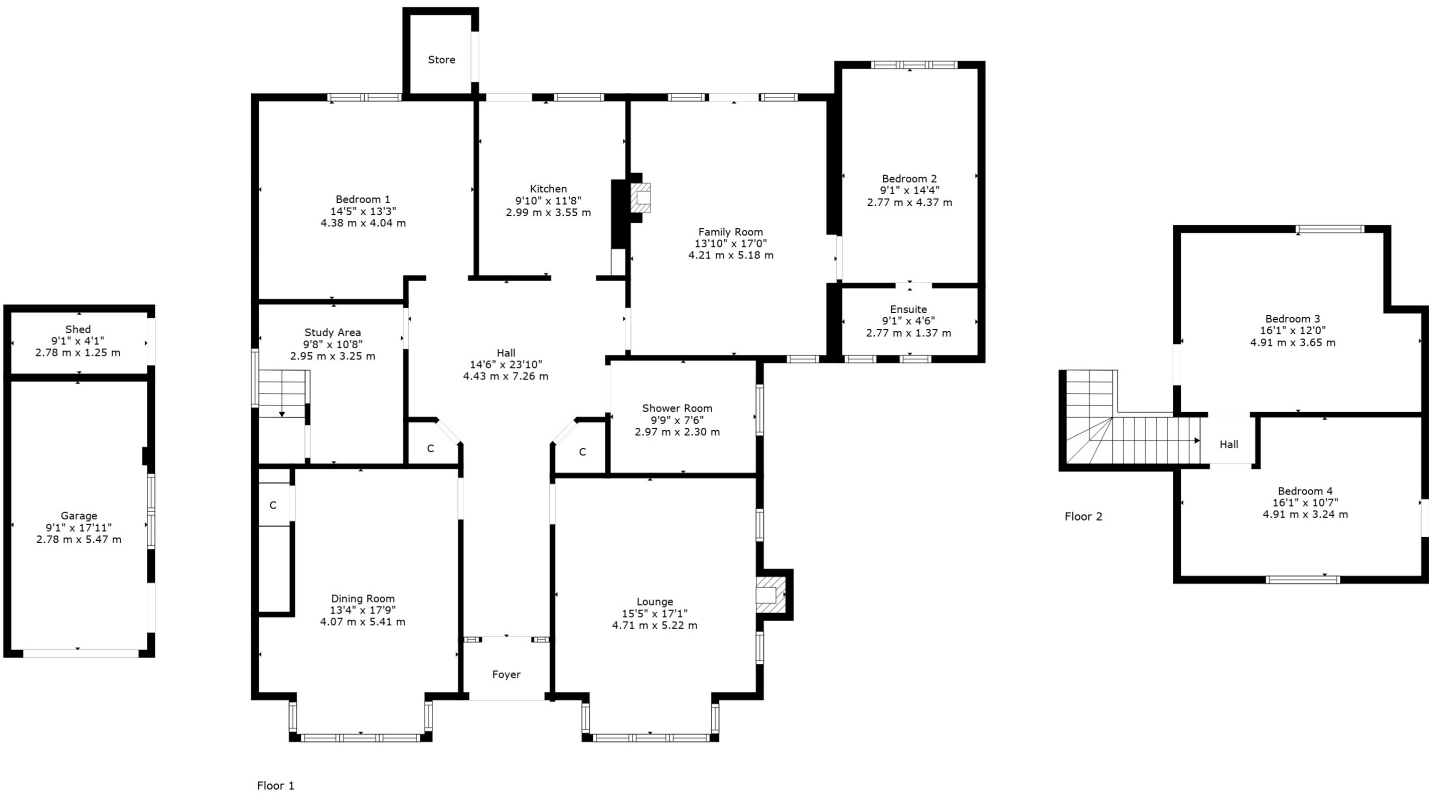
An immaculate detached sandstone fronted bungalow, circa 1930's occupying a central location within Giffnock village.

The house has been maintained and upgraded to an exacting standard by the long-term owners of nearly 40 years and notable improvements including refitted slate roof system, system of gas central style with traditional style feature radiators, double glazed windows, security alarm system (maintained), upgraded kitchen and the interior displays warm, modern tones whilst combining traditional period design features.

The front elevation of the property belies the extent of the accommodation internally and the ground floor accommodation offers entrance vestibule, immediately impressive traditional style reception hallway with beautiful panelling with built-in storage, bay windowed lounge with focal point fire surround and decorative leaded arched windows, bay windowed dining room (downstairs bedroom), morning/family room with focal point fireplace, two downstairs bedrooms, one with modern fitted en-suite shower room and the ground floor is completed by a modern refitted kitchen (approximately 3 years) with a modern range of units, appliances and access to gardens. Accessed off the principal hallway there is a ground floor study/snug area with staircase leading to the upper accommodation which provides two great sized double bedrooms with expansive eaves storage.

The plot and gardens have been beautifully and fastidiously maintained with well stocked borders with mature planting, central lawn area to the rear, long driveway offering parking for multiple vehicles leading to detached garage, fitted with power and light.





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 and Pure Gym, numerous golf clubs, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park which was voted UK's Best Park of 2016.

NM4207 | Sat Nav: 4 Arden Drive, Giffnock, G46 7AF

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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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