



4 GOWANLEA DRIVE

GIFFNOCK

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2 | BEDROOMS

1 | BATHROOM

3 | PUBLIC ROOMS

A traditional semi detached bungalow, quietly situated and yet near all of Giffnock's many amenities.

This is a classic traditional Mactaggart & Mickel semi detached bungalow that has been particularly well maintained and yet offers excellent further scope for development, refurbishment, and attic conversion.

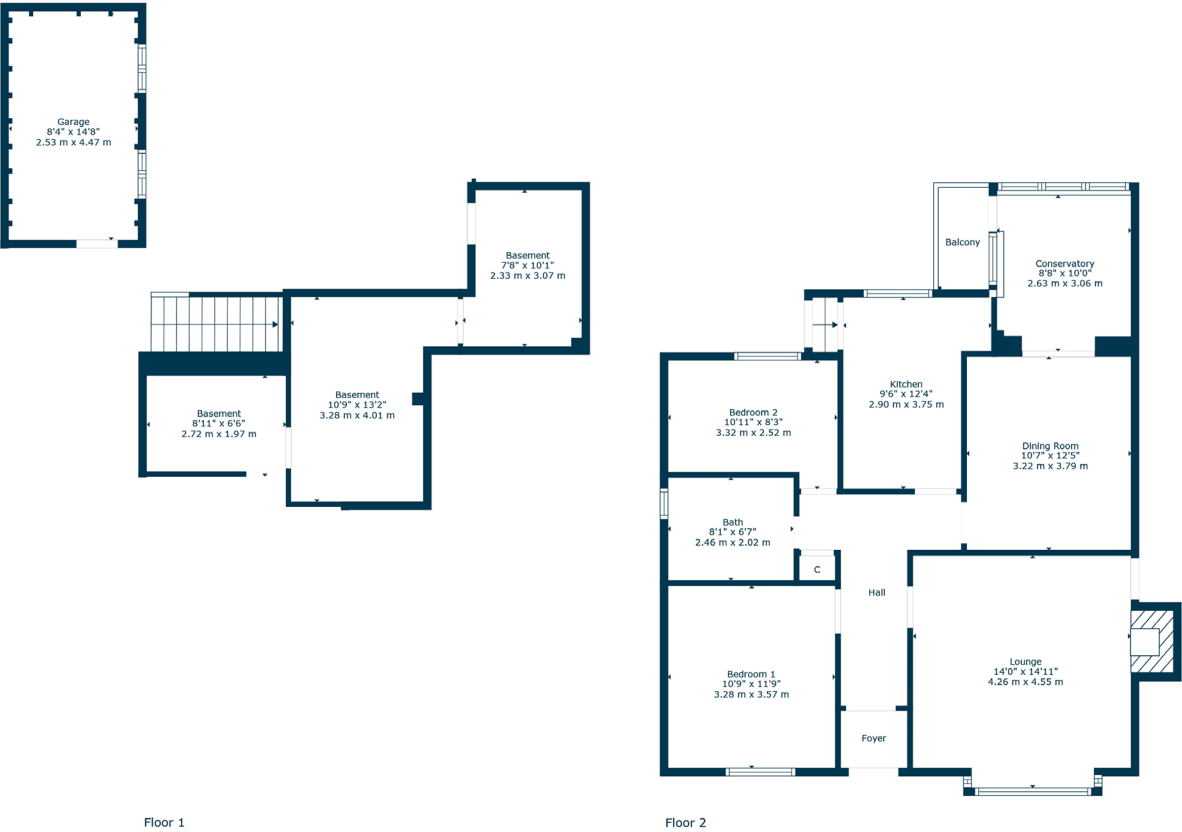
The property has been well maintained and looked after by the long term owners of many years and notable upgrades include gas central heating system with upgraded boiler, modern double glazed windows, external roofline and gutters all refitted with pvc design, modern fitted breakfasting kitchen and ultimately the house offers great further scope for development and extension into the attic.

Double glazed door into vestibule, traditional hallway with storage, lovely bay windowed lounge with focal point living flame gas fire and decorative stained glass storage cupboard, formal dining room/bedroom three option, double glazed conservatory with access to outside balcony enjoying open views, two further double bedrooms, bathroom with separate shower enclosure and dining sized kitchen which has been refitted, upgraded and integrated with appliances.

Driveway parking to the front with further gated access to single timber detached garage. The gardens have been laid out for ease of maintenance with lawn to the front and enclosed lawn garden to the rear with generous sized decking area. Extensive cellar storage space.

Please note adjacent to the boundary hedge to the rear there is gated access to a second part of the garden which could be reclaimed and increase the existing size of the garden.





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.

NM4242 | Sat Nav: 4 Gowanlea Drive, Giffnock, G46 6HP

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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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