



# HIGHFIELD

22 HUNTLY AVENUE, GIFFNOCK

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4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

**An impressive sandstone fronted semi detached villa enjoying a sought after location.**

Highfield is a traditional red sandstone fronted semi detached villa enjoying a prime location within the highly sought after suburb of Giffnock. Significantly enhanced by way of rear extension and set within private garden grounds, the property offers a wonderful opportunity to the local marketplace.

Extending to 2500 square feet or thereby the ground floor accommodation extends to entrance vestibule, broad traditional style panelled reception hallway with under stair storage, splendid formal bay windowed lounge with focal point fireplace, lovely formal dining room with feature fireplace, generous fitted kitchen with a range of wall and base mounted units and feature central island, with useful laundry/utility room and WC adjacent. The ground floor is completed by a fantastic rear extension providing an open plan family/dining area with log burner, feature vaulted ceiling and sliding doors to rear gardens. The first floor provides access to rear facing double bedroom with fitted storage, modern main family bathroom, generous bay windowed second bedroom, fantastic principal bay windowed bedroom with fitted storage and en-suite shower room, and good fourth bedroom. The attic level provides further useful accommodation which could be further developed (subject to planning). The specification includes a system of gas central heating, double glazing, hardwood flooring, stone and wooden worksurfaces in the kitchen, feature fireplaces, and overall, the subjects combine lovely period detail with modern finishes.

Externally the property is set within private and easily maintained garden grounds with deck and lawned areas. External summer house. Driveway to side providing ample vehicular parking leading to detached garage.





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 with Giffnock train station being in close proximity. In addition, there are 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 PureGym, David Lloyd Sports Club, Nuffield Health Gym, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park.

**NM4279** | Sat Nav: 22 Huntly Avenue, Giffnock, G46 6LW

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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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