



**13 OTTERBURN DRIVE**  
GIFFNOCK

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6 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

**A highly desirable, detached residence enjoying a prime residential location.**

This traditional detached residence enjoys a prime location within this exclusive pocket of Giffnock. Set within private garden grounds and displaying extended/enhanced accommodation across two levels, the subjects offer a fantastic opportunity to the local marketplace.

Extending to approximately 2900 square feet or thereby and entered via canopied entrance, the ground floor accommodation extends to traditional reception hallway, generous formal front facing dining room with double doors leading into modern fitted kitchen with a range of wall and base mounted units, central island and complimentary worktops, useful separate laundry/utility room with side access, generous formal lounge with feature vaulted ceiling, three lovely double bedrooms, modern family shower room, and the rear extension provides an impressive family/garden room with excellent ceiling height, feature log burner, and bifold doors to private rear gardens. Upstairs a bright and spacious landing area gives access to generous principal bedroom with fitted wardrobes and contemporary en-suite shower room, two further good sized double bedrooms, and bathroom. Additional eaves storage adjacent. The specification includes a system of gas central heating, double glazing, and overall, the subjects are well presented and decorated throughout.

Externally the property is set within private, mature, and easily maintained garden grounds with decking and lawned areas. Spacious driveway providing ample vehicular parking leading to detached garage fitted with power, light, up and over door and currently used as a social bar area. Separate self-contained home office space also 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, 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 Train Station and Williamwood 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 David Lloyd Sports Club, Nuffield Health Gym, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park which was voted UK's Best Park of 2016.

**NM4287** | Sat Nav: 13 Otterburn Drive, Giffnock, G46 6PZ

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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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