



**21A GREENHILL AVENUE**

GIFFNOCK

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4 | BEDROOMS 2 | BATHROOMS 2/3 | PUBLIC ROOMS

**A traditional semi detached villa with an outstanding contemporary extension.**

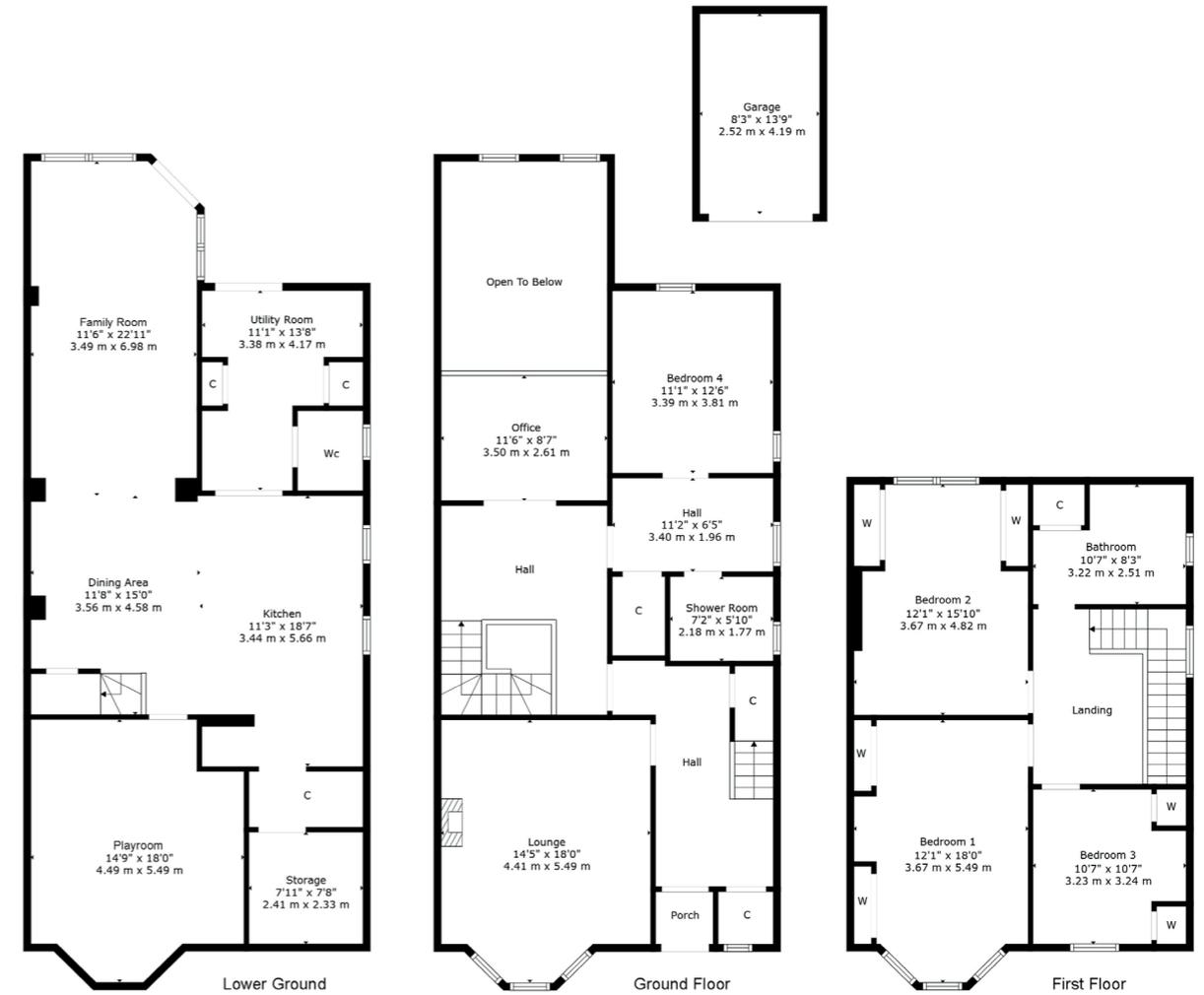
Greenhill Avenue features a range of individual traditional period homes within the heart of Giffnock and 21A is a lovely family semi-detached villa that has been imaginatively redesigned, extended, and refurbished and offers exceptional family accommodation encompassed over a three storey layout. Upgraded and finished to an exacting standard, the house offers a true turnkey move and is set within beautifully landscaped garden grounds.

Notable improvements during the refurbishment include an upgraded system of gas central heating including underfloor heating on the entire lower ground floor with a Worcester central heating boiler (annually maintained), double glazed windows and doors, reinstatement of corbeling and decorative corbels, security alarm system and the interior of the house was completely refurbished with new kitchen, bathrooms, flooring, lighting, wiring and is finished in modern neutral tones.

The front entrance with feature decorative leaded glass leads into vestibule with a lovely sized traditional hallway with feature oak flooring and separate walk in cloakroom cupboard with decorative leaded window, bay windowed lounge with focal point minster stone fireplace and gas insert, extremely spacious rear hallway which gives access to a study which also acts as a balcony overlooking the lower ground accommodation, guest bedroom on this floor with separate dressing room with walk in storage and en-suite shower room, lower ground space offers a magnificent 32 foot combined family/dining area with double glazed windows and French doors to gardens and patio, double height galleried landing above and this combined area opens to a well fitted contemporary designed kitchen with a full range of integrated appliances including Miele dishwasher, microwave, range cooker and American style fridge freezer, feature granite worktops and a full range of storage. French door access leading to a large utility/boot room with additional built in storage and separate laundry space and there is a WC/cloaks area. Off the kitchen there is a large walk in storage area and pantry, store housing the central heating system and boiler and off the family area is a kids' den. The first floor accommodation features spacious landing with decorative leaded window to the side where there are three good sized double bedrooms all with built in storage and a stylish/contemporary upgraded family bathroom with separate shower, contemporary tiling, under floor heating, storage and modern lighting. There is a pull down ladder giving access to a fully floored and lined attic room with Velux windows.

The property is set within recently landscaped rear garden grounds which are designed for ease of maintenance with composite decking and lawned areas. In addition to which an external studio with bifold doors to gardens has been erected and fitted with power, light, internet access and provides both sitting and home office areas (could potentially be used for a variety of purposes). Clad in cedarwood, this studio provides a wonderful flexible addition to the overall property. There is a particularly long driveway to the side of the property offering parking for multiple vehicles giving access to a single detached garage (16'8" x 10'4") with up and over door fitted with power and light. Landscaped pathway to the front door with lawn area. The rear gardens are fully secure and gated.





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 & Williamwood. 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, and walking distance to Huntly Park & Woods.

**NM4303** | Sat Nav: 21A Greenhill Avenue, Giffnock, G46 6QX

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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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