



1 GREENBANK AVENUE
WHITECRAIGS

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4 | BEDROOMS

3 | BATHROOMS

2/3 | PUBLIC ROOMS

An impressive semi-detached villa enjoying a prime residential location.

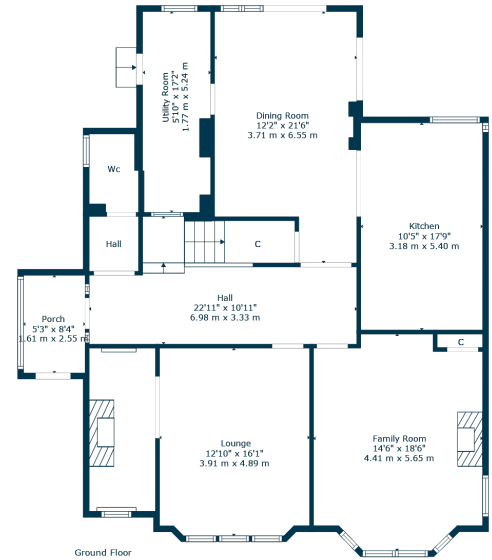
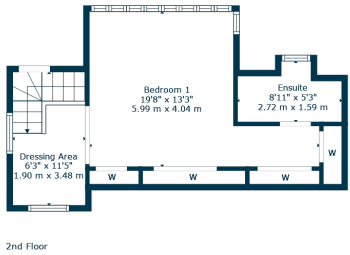
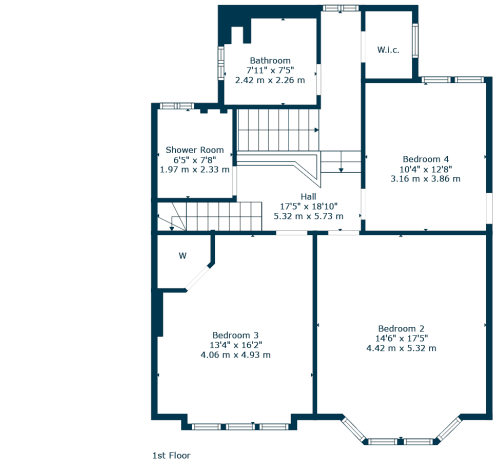
This traditional semi-detached villa enjoys a highly sought after location within the exclusive Whitecraigs district. Set within level private garden grounds, the property has been significantly improved and upgraded by the present owners to deliver a fantastic family home.

Ground floor accommodation extends to entrance porch leading into traditional style reception hallway with WC adjacent, beautiful bay windowed formal lounge with refurbished feature open fireplace, splendid family room with feature fireplace, extended dining/sitting room with access via solid hardwood bi-fold doors (made in Denmark by Lacuna) to landscaped gardens and open plan access through to contemporary fitted kitchen with a range of wall and base mounted units, central island and stone work surfaces. The ground floor is completed by a spacious laundry/utility room. The first floor provides generous bay windowed double bedroom, second double bedroom with fitted storage, good third bedroom, contemporary bathroom and separate shower room. The attic level has been thoughtfully converted to deliver a fantastic principal bedroom with fitted storage, dressing area and contemporary en-suite shower room. The house beautifully combines traditional proportion scale and period features with modern fixtures and finishes.

The specification of the property includes a system of gas central heating, underfloor heating in kitchen/dining area, double glazing with retained feature stained glass, hardwood flooring, in-ceiling speakers in dining kitchen and attic bedroom, feature vaulted ceiling in the rear extension, stylish tiling/sanitary ware, and overall the subjects are beautifully presented and decorated throughout.

Externally the property is set within private, level easily maintained garden grounds which by virtue of orientation enjoy sun most of the day. The gardens retain a high degree of privacy. The property also benefits from an outdoor garden room which is fitted with power, light, broadband access, WC and access to gardens via French doors. This space could be used for a variety of purposes including a working from home space. Monoblock driveway to front providing ample vehicular parking, and the subjects also benefit from a lovely private front garden area.





Whitecraigs is considered one of the primary residential locations within the south side of Glasgow. Located approximately six miles south of the city centre, its close proximity to Glasgow effectively makes it one of the most sought after suburbs in the Greater Glasgow area. The district features an abundance of eye-catching homes and provides catchment to some of the best schools in Scotland. It is located to the east of the M77 motorway, giving swift communication links to Glasgow city centre, airports and coastal Ayrshire. The property is superbly placed for a wide range of amenities and the surrounding district provides excellent sports and recreational facilities - Whitecraigs Golf Course, Tennis, Squash and Bowling Clubs and Rouken Glen Park which was recently voted UK's Best Park of 2016 are all within a short walk from the property, as is the station.

NM4461 | Sat Nav: 1 Greenbank Avenue, Whitecraigs, G46 6SG

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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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Corum Newton Mearns
134 Ayr Road, Newton Mearns, G77 6EG

Tel: 0141 639 5888

Email: n.mearns@corumproperty.co.uk

www.corumproperty.co.uk