



11 HATHAWAY DRIVE

GIFFNOCK

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4 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

An impressive red sandstone fronted semi-detached villa within the heart of Giffnock village.

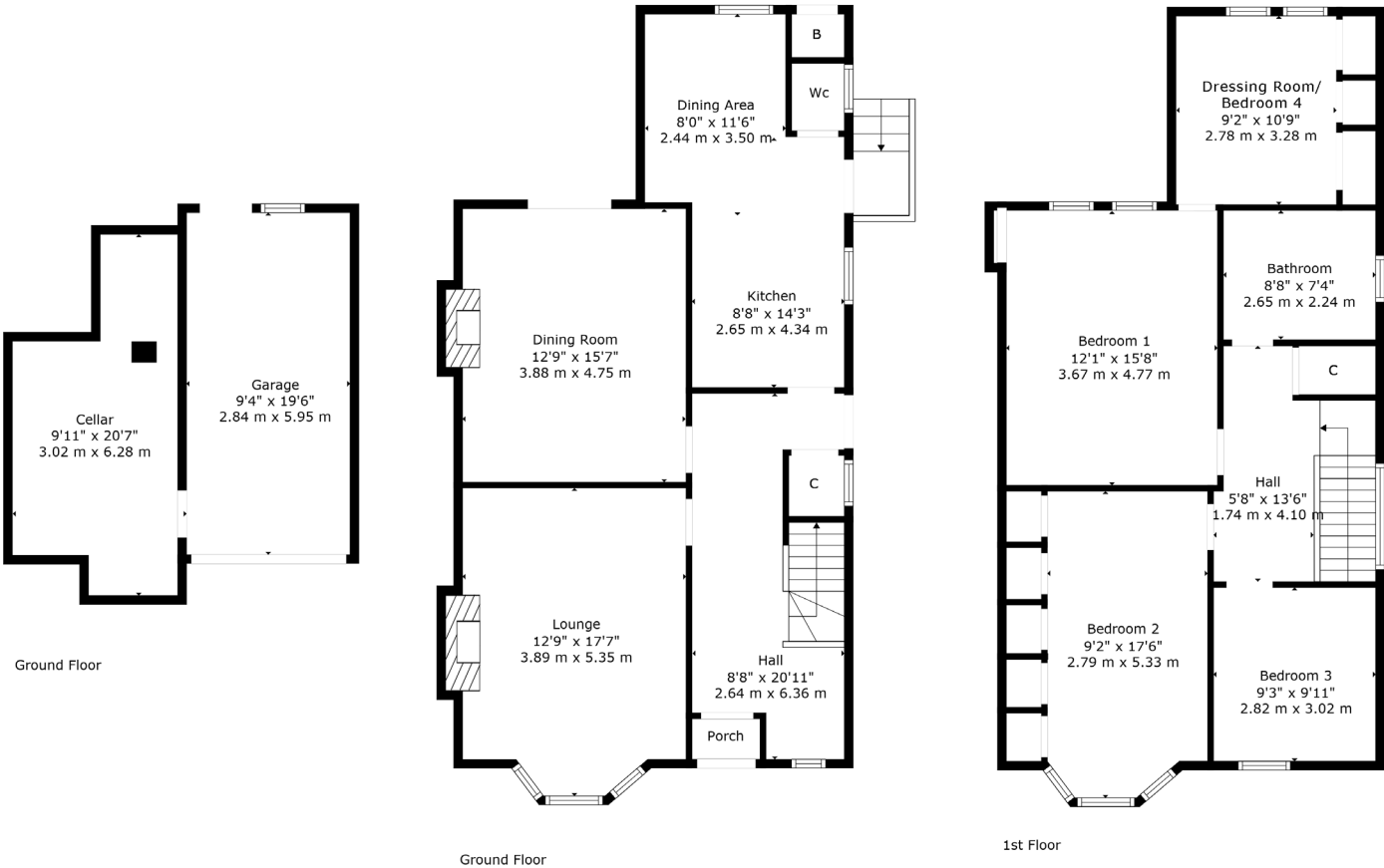
Corum are delighted to present to the market this traditional red sandstone fronted, semi-detached villa that occupies a much admired, central location within the heart of Giffnock village. Giffnock has been voted as one of the top one hundred places to live in the UK and the area provides high achieving schooling, local independent cafes and restaurants in addition to multiple sports and recreation facilities all found within walking distance.

The property is being presented to the market for the first time in just over 50 years and has been fastidiously maintained and looked after by the long-term owners. Notable features include beautiful, panelled hallway with original wood panelled doors and wooden attributes throughout, impressive decorative stained-glass windows, and the house provides classically proportioned accommodation throughout.

The ground floor accommodation offers entrance vestibule, lovely, panelled hallway with decorative window seat and generous under stair storage provided, bay windowed lounge, rear facing family/dining room, with focal point fireplace and double-glazed French doors to gardens, dining sized kitchen and access to useful downstairs WC. Bright, spacious upper landing with storage gives access to four bedrooms and a main family bathroom. The fourth bedroom is cleverly accessed off bedroom two and would therefore offer flexible use as dressing room, bedroom or ideal conversion to en-suite. There is a very large fully floored attic room with Velux window and extensive eaves storage. Suitable for conversion subject to planning. The specification of the house includes gas central heating with Worcester boiler installed in 2012, double glazed windows and security alarm system.

The house is set within established, well maintained, south facing garden grounds with driveway. Single garage attached to the side elevation with up and over door. Fitted with power and light. Cellar storage. The garden to the rear is mainly laid to lawn with sun decking area. Boiler room. Garden hut.





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 Whitecraigs 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, PureGym, Nuffield Health Gym, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park which was voted UK's Best Park of 2016.

NM4471 | Sat Nav: 11 Hathaway Drive, Giffnock, G46 7AE

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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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