



**28 KYLE DRIVE**

GIFFNOCK

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**3 | BEDROOMS**

**1 | BATHROOM**

**1/2 | PUBLIC ROOMS**

**A three-bedroom semi-detached villa within a popular Giffnock location.**

This is a traditional styled semi-detached villa that is located within a popular enclave of the high amenity suburb of Giffnock. The property provides access to many local amenities including high achieving schooling, particularly Braidbar Primary School which is a short walk away and Braidholm Road provides access to travel links to the city. The house is being presented to the market for the first time in many years and offers a wonderful opportunity to customize, redesign and upgrade to one's own personal tastes.

Notable features include a system of gas central heating, serviced Worcester boiler, double glazed windows and insulated attic space.

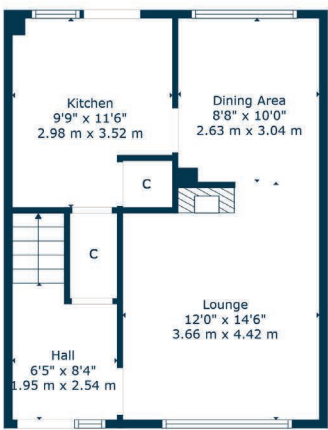
Traditional reception hallway with deep cloaks storage cupboard, lounge with focal point fireplace and the lounge area gives nice semi open aspect through to dining area which in turn gives access to a fitted kitchen with a full range of appliances and door giving access to gardens. The upper landing provides further storage and there are three bedrooms and main family bathroom with three-piece suite and electric shower.

The garden grounds to the front and rear are laid to lawn with driveway to the side offering parking and single detached garage.

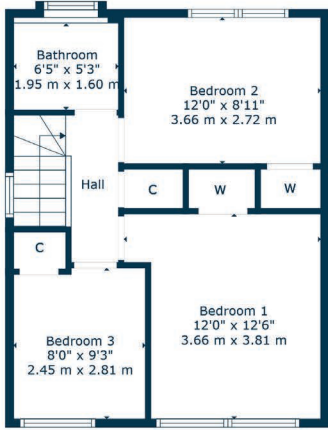








Ground Floor



1st Floor

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. 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 and Muirend 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 Nuffield Health Gym, David Lloyd Sports Club, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park.

**NM4472** | Sat Nav: 28 Kyle Drive, Giffnock, G46 6ES

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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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