



FLAT 3, 22 BURNFIELD ROAD

GIFFNOCK

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2 | BEDROOMS

2 | BATHROOMS

1/2 | PUBLIC ROOMS

An exceptional main door conversion situated in the heart of Giffnock.

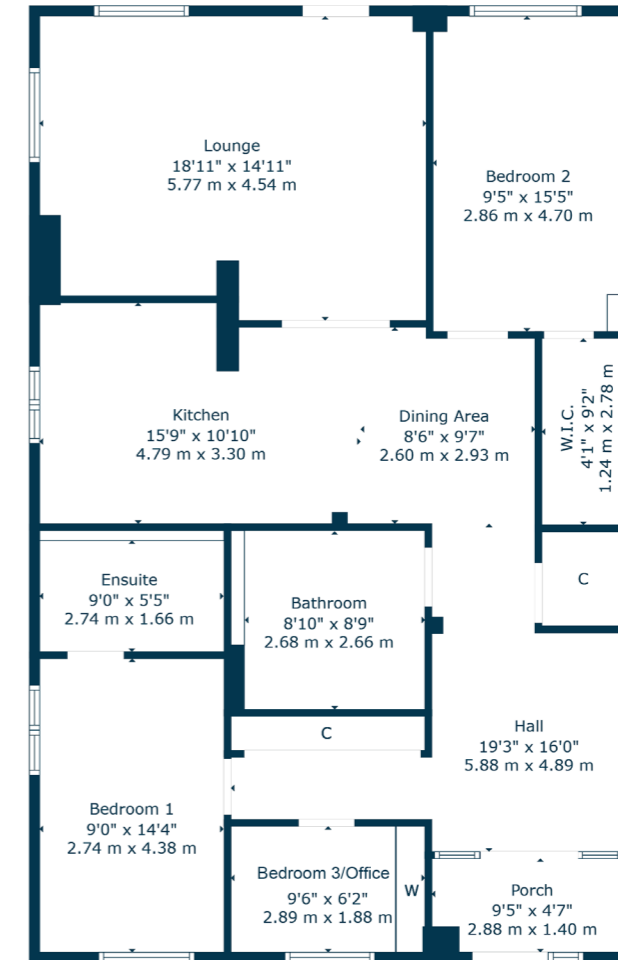
This main door conversion extends to approximately 1430 square feet and displays a beautiful, contemporary interior with high end finishes throughout. Forming part of this detached building that has been split into three private apartments, this main door lower ground flat has its own private patio garden and private parking space to the front.

Centrally located within Giffnock and therefore within walking distance of a whole range of amenities the property has a high specification including a modern system of gas central heating, double glazed windows and doors, and the accommodation extends to double glazed composite door leading into cloakroom/vestibule area, magnificent reception hallway with feature floor tiling and two very generous storage cupboards provided providing cloaks storage and pantry space, open plan modern kitchen with fitted dining area with bench seating, French doors from the kitchen lead through to a lounge with focal point fireplace and dual aspects, two double sized bedrooms, one with contemporary fitted en-suite shower room, and a small nursery bedroom/home office is provided with extra storage in addition to a beautifully appointed main family bathroom with full tiling, stand alone bath and separate shower.

Additional specification includes contemporary styled lighting with concealed accent lighting, modern finishes, fully integrated appliances within the kitchen, bespoke panelling and the whole interior has been upgraded throughout.

Patio garden situated at the front door of the property in addition to lawned residents' gardens. External storage provided.





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 with Giffnock train station being in close proximity. In addition, there are local motorway links (M77/M8) providing swift access to the city centre and Ayrshire. 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 PureGym, David Lloyd Sports Club, Nuffield Health Gym, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park.

NM4496 | Sat Nav: Flat 3, 22 Burnfield Road, Giffnock, G46 7PZ

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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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