



2 DORNOCH AVENUE

GIFFNOCK

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

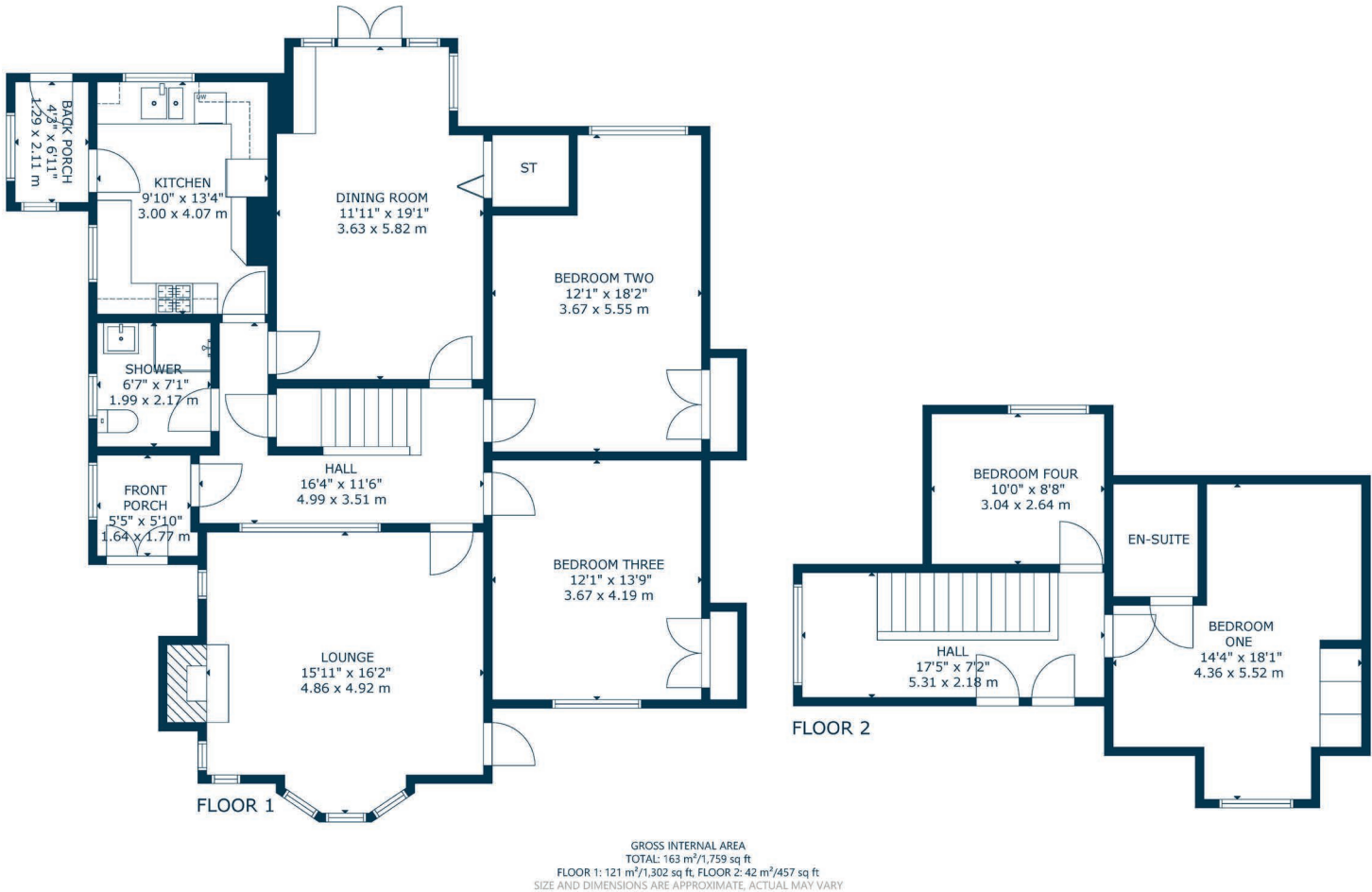
A rarely available traditional semi-detached bungalow enjoying a prime residential location.

This traditional double fronted blonde sandstone semi-detached bungalow enjoys a quiet yet highly convenient location within this sought after pocket of Giffnock. Set within private, level, south facing gardens, the subjects offer a great opportunity to the local marketplace and could potentially suit a variety of purchasers.

The ground floor accommodation extends to entrance vestibule, leading into traditional style reception hallway, generous formal lounge with feature fireplace and access to canopied terrace to front, lovely double bedroom, second rear facing double bedroom, splendid bay windowed dining room, spacious fitted kitchen with a range of wall and base mounted units, utility/porch and access to gardens, and the ground floor is completed by a modern shower room. Upstairs bright and spacious landing area with storage adjacent gives access to generous principal bedroom with en-suite shower room, and further good bedroom. The specification includes a system of gas central heating, double glazing, sash and casement windows with feature stained glass and hardwood flooring.

Externally the property is set within private, level, south facing garden grounds designed for ease of maintenance. Driveway providing ample vehicular parking leading to detached garage.





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.

NM4507 | Sat Nav: 2 Dornoch Avenue, Giffnock, G46 6QH

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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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