



8 TREEMAIN ROAD

GIFFNOCK

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4/5 | BEDROOMS

3 | BATHROOMS

2/3 | PUBLIC ROOMS

A highly distinctive 1930's semi detached villa in a great Giffnock location.

8 Treemain Road is a beautiful, character home that enjoys a primary location within the high amenity suburb of Giffnock. Set within delightful, secluded garden grounds with monoblock driveway and single detached garage, the house is a quintessential period home delivering a lovely blend of traditional and contemporary features.

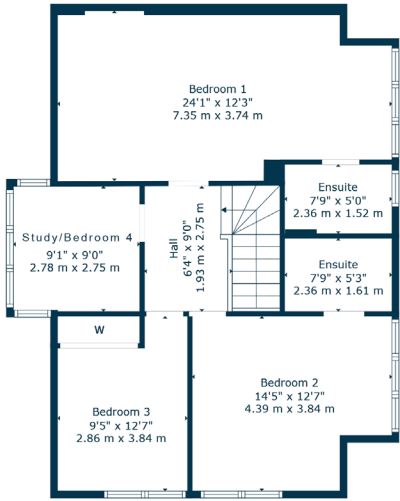
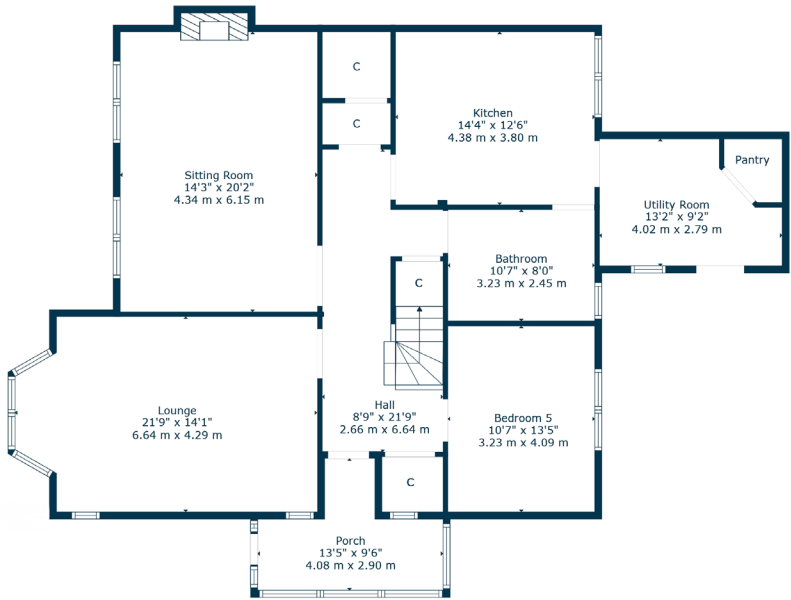
Notable highlights include lovely, glazed entrance porch, beautiful hardwood flooring, original panelled doors, contemporary finishes with focal point fireplaces, contemporary kitchen and lovely modern bathrooms, sanitary ware and co-ordinated tiling.

The ground floor accommodation accessed via a very spacious and lovely glazed entrance porch with feature wooden and tiled flooring, vestibule, stunning period style reception hallway with traditional panelled doors and wooden staircase, separate cloaks cupboard, large walk in drying cupboard, beautiful bay windowed lounge with limestone fireplace and hardwood flooring, large family room with focal point fireplace, stunning contemporary styled kitchen by Gideon Robinson with full range of integrated Siemens appliances, corian worktops, modern finishes and a large utility room to the rear with excellent storage and access to gardens. The ground floor is completed by a downstairs bedroom/additional public room and beautifully appointed bathroom with co-ordinated tiling, wet shower area and standalone bath by Victoria & Albert. Duravit and Hansgrohe finishes.

Traditional staircase leads to upper landing which in turn gives access to principal bedroom number one which offers magnificent far reaching views towards the city and contemporary styled en-suite shower room, further bedroom on the upper floor has lovely aspects and en-suite shower room, fourth bedroom has built in storage and there is a fifth bedroom/fitted office space. Other notable features of the property include double glazed sash and casement windows, high performance gas central heating system, re-fitted Rosemary tiled roof system (including garage) and upgraded interior throughout.

The gardens are simply delightful with hedgerow to the front, well stocked planting to the rear with landscaped pathways. Gated access to monoblock driveway leading to tandem garage. V





1st Floor

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

NM4525 | Sat Nav: 8 Treemain Road, Giffnock, G46 7LE

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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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