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WOODVALE AVENUE

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◆ GIFFNOCK ◆



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18

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WOODVALE AVENUE

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• GIFFNOCK •





4 | BEDROOMS  
2 | BATHROOMS  
4 | PUBLIC ROOMS

**An outstanding semi detached Edwardian villa within double feu, south facing garden grounds in Giffnock.**

This Edwardian semi detached villa is distinguished by its dressed sandstone frontage and is set within larger style, double feu south facing garden grounds that back on to mature woodland to the rear. Broad fronted plot offering multiple driveway parking to the front elevation in addition to gated vehicular access to the rear also providing further off street parking leading to two double garages.

The outside circulation space within the plot is seldom found and the gardens have been landscaped and have a highly coveted south facing elevation to the rear.

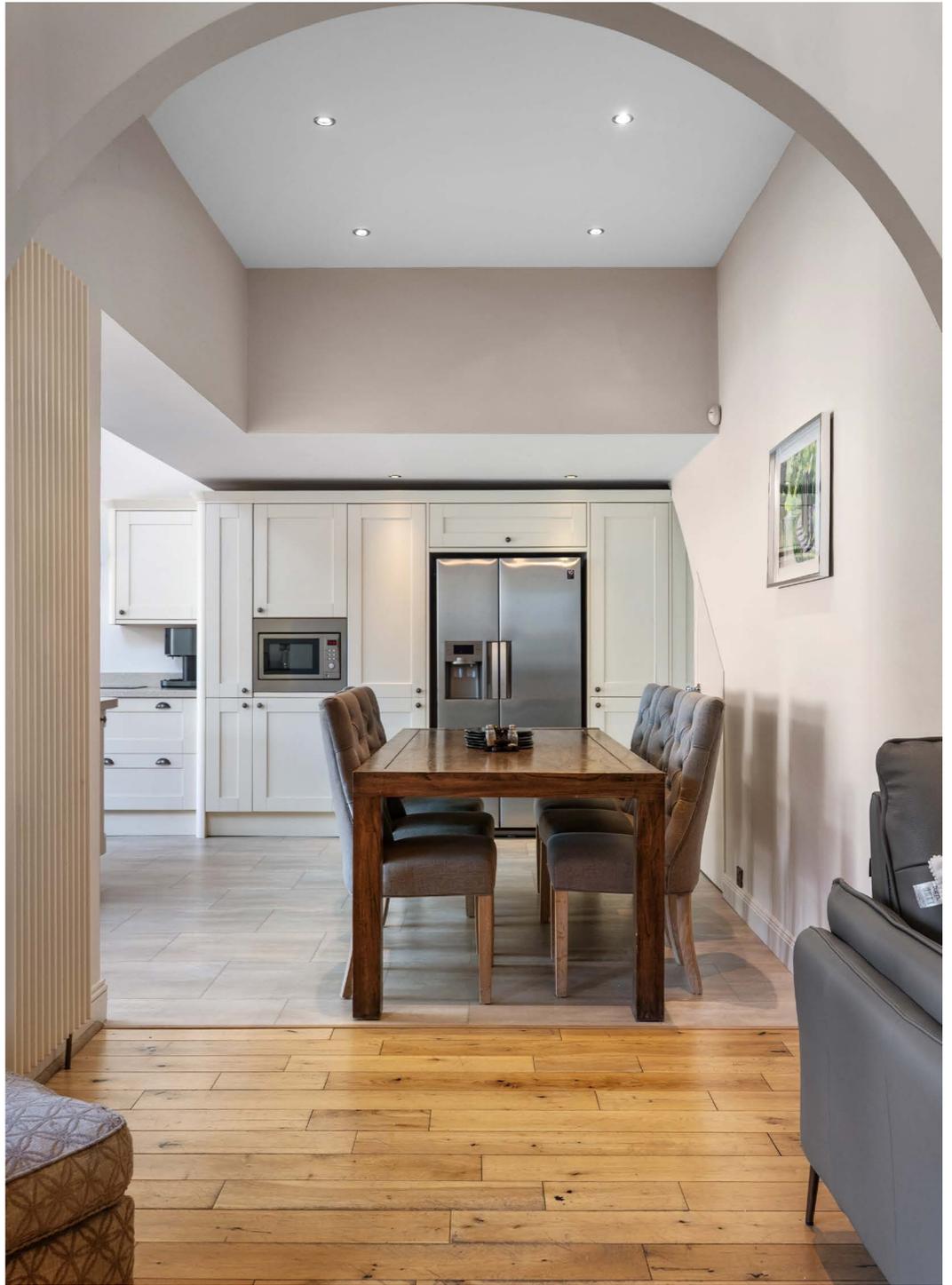
The house is beautifully crafted with original decorative design features such as leaded windows, original wooden attributes, decorative cornicing and the property delivers lovely family living throughout.

Magnificent traditional style reception hallway with original panelled doors and wooden banister, stylish WC, stunning bay windowed lounge with limestone fireplace and log burning stove, formal dining room (used as home office), TV room which has an archway leading through to spectacular dining sized kitchen with central island, sitting area with bifold doors giving direct access onto decking and gardens. Feature vaulted ceiling, integrated appliances and the kitchen leads through to a spacious boot room with cloaks area and large separate utility/laundry room. Impressive broad staircase leads to mid and upper landing where on the first floor there are three double sized bedrooms and a stunning recently refurbished bathroom with Villeroy & Boch sanitary ware, under floor heating, co-ordinated tiling and large walk in shower. The attic has been converted to provide a principal upper bedroom with two velux windows, large walk in closet space and modern en-suite shower room. The property has a system of gas central heating, double glazed windows to the rear with original sash and casement windows to the front and an alarm system.

The garden grounds are undoubtedly one of the main selling features of the property with large, landscaped gardens to the rear with central lawn area and raised planting beds landscaped pathways leading to the side and rear of the property where there are two double garages. Additional gated driveway to the rear. Outside lighting.

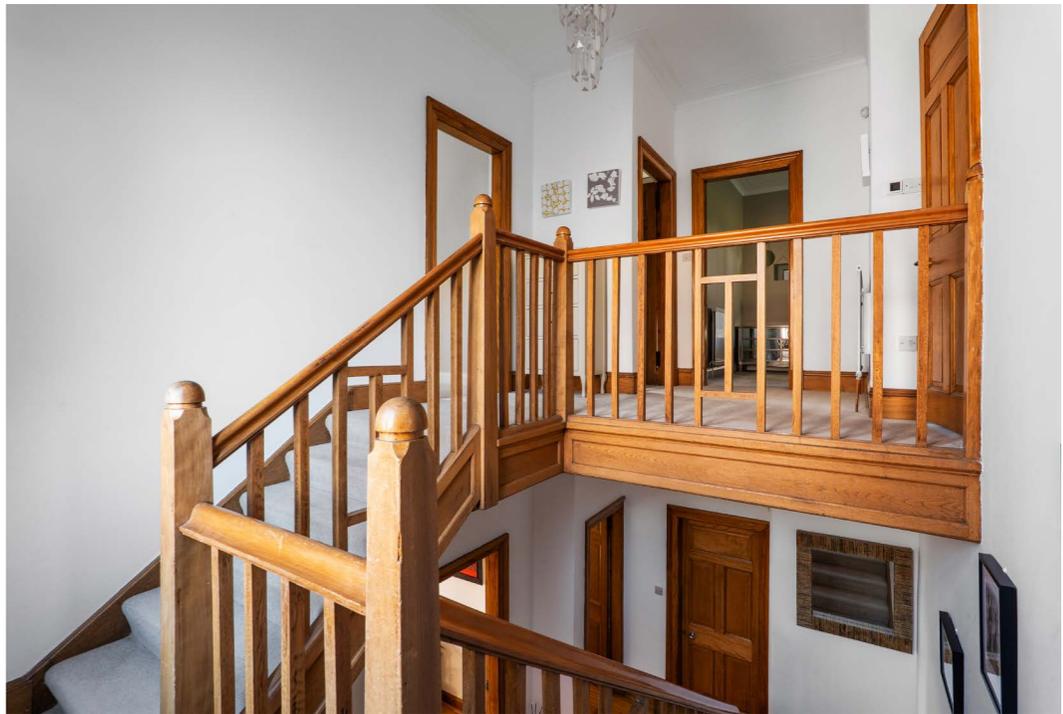






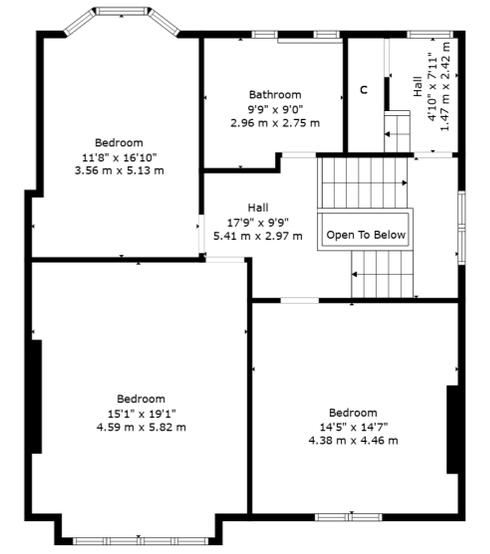
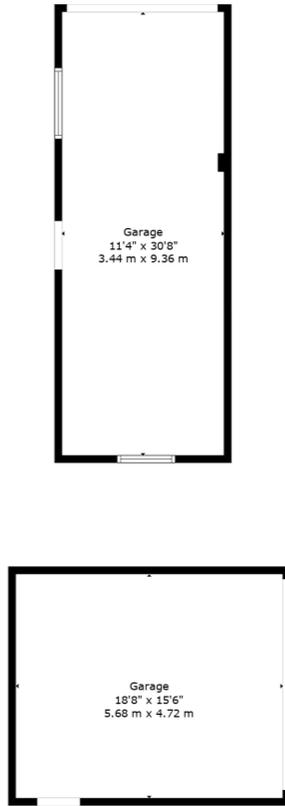
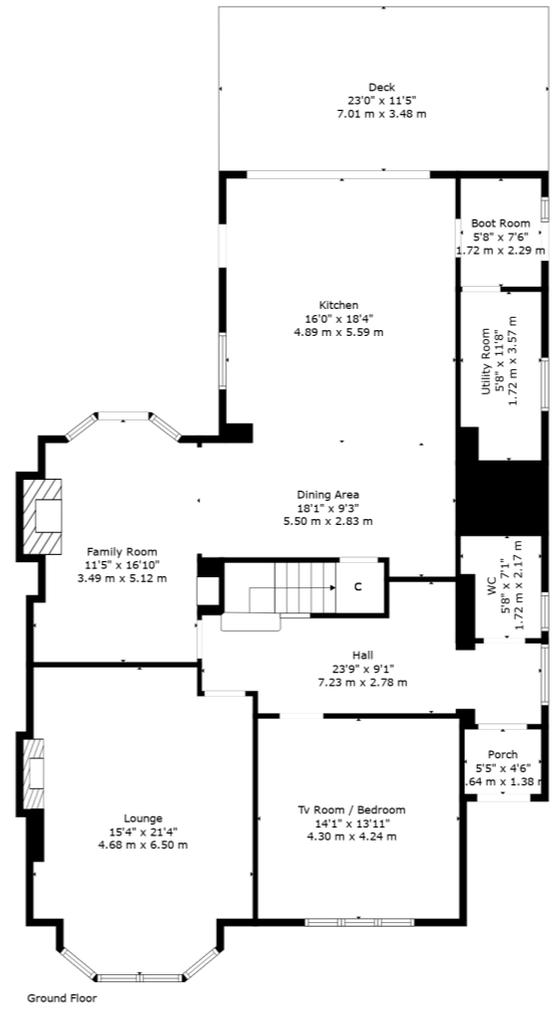




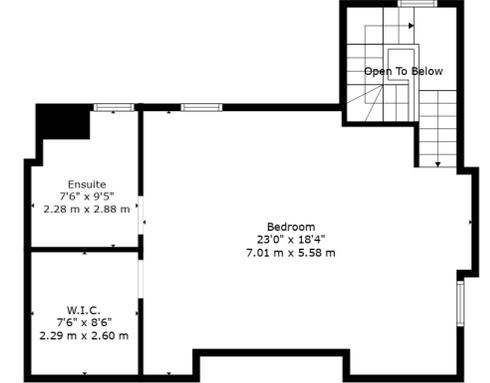








1st Floor



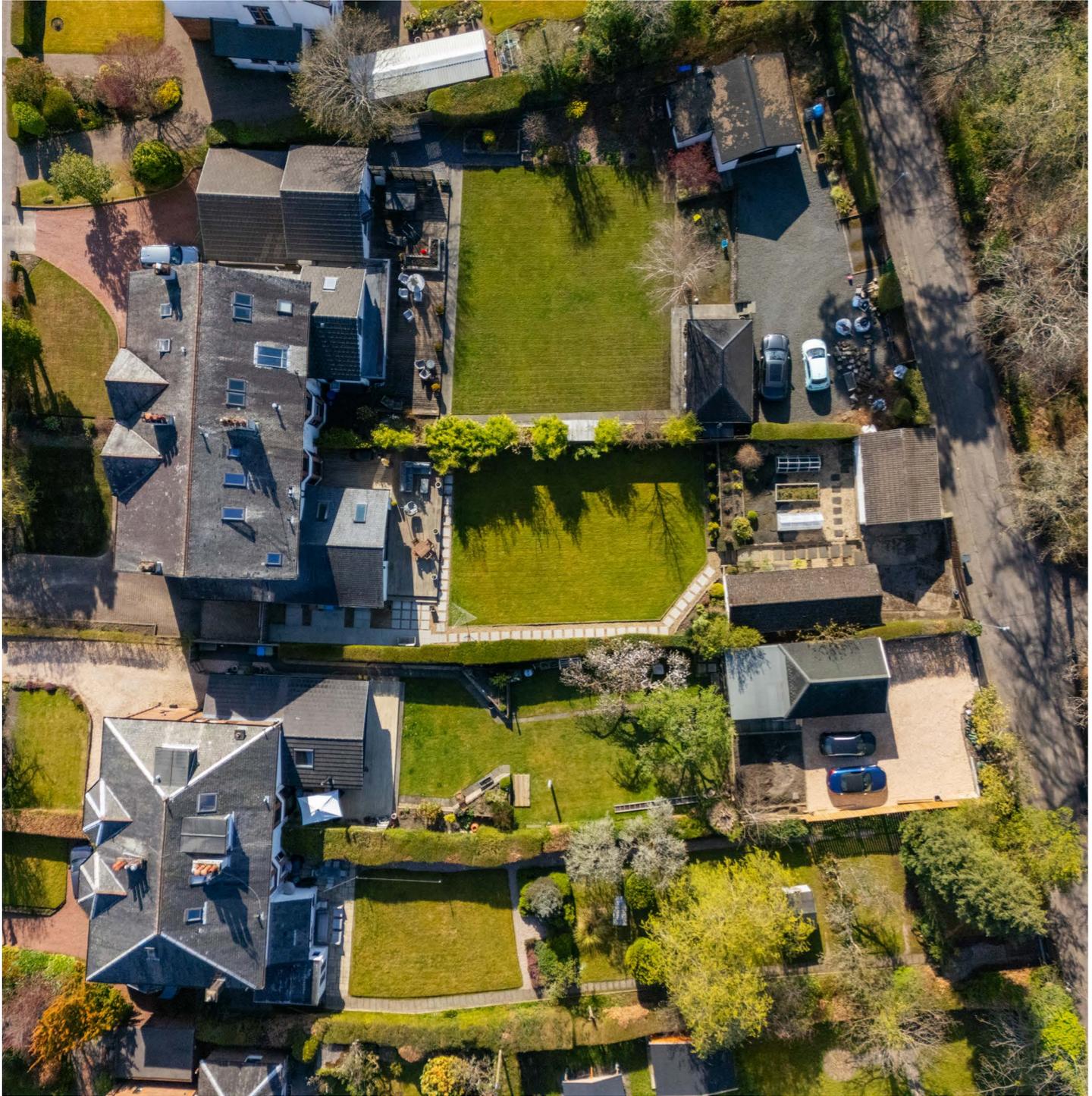
2nd Floor

### Local Area

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

**NM4549** | Sat Nav: 18 Woodvale Avenue, Giffnock, G46 6RQ

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.





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Corum Newton Mearns  
134 Ayr Road, Newton Mearns, G77 6EG

**T:** 0141 639 5888

**E:** [n.mearns@corumproperty.co.uk](mailto:n.mearns@corumproperty.co.uk)

**[www.corumproperty.co.uk](http://www.corumproperty.co.uk)**