



**ELLERSLIE**

5 ROWAND AVENUE, GIFFNOCK

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







### 3 | BEDROOMS

### 1 | BATHROOM

### 2 | PUBLIC ROOMS

**Ellerslie is a light gray sandstone semi-detached villa within double feu gardens in the heart of Giffnock village.**

Ellerslie is situated in one of Giffnock's most admired streets and its proximity is within walking distance to all local village amenities including high achieving schooling, transport links and coffee shops, restaurants and bars.

The property which is one of the oldest houses within the village, built circa 1892 has been painstakingly upgraded, and delivers a contemporary interior with refitted kitchen, bathrooms, flooring and exhibits a modern palate with delightful colours and styling.

Entrance is gained via an impressive, tessellated porch with original mosaic tiled flooring with original internal stained-glass door leading into a charming, traditional style reception hallway with original panelled doors, under stair storage, stunning lounge with focal point marble fireplace and sash & case windows to front with shutters, downstairs bedroom three (currently used as a home office), dining room which nicely leads through to a refitted, spacious galley kitchen with a full range of appliances and access to gardens. Impressive traditional staircase with window at mid-point leads to upper landing area (providing eaves storage) where there are two spacious double bedrooms, principal with built-in storage and there is a quite stunning contemporary fitted bathroom with feature tiling, standalone contemporary bath and walk-in shower.

The property has a specification that includes an upgraded gas central heating system, has been re-roofed and has traditional sash & case windows with shutters.

Undoubtedly one of the main features of the property is the splendid, double feu gardens which are broad fronted, three expansive lawn areas, central driveway and gated access to the rear. The gardens are of a level nature, are fully enclosed with a greenhouse (needing refurbished), and original boundary wall to rear.









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 pre-schooling, primary schooling and secondary 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 (M74/M8) providing swift access to the city centre and Ayrshire. There are two train stations within close proximity being Giffnock and Williamwood Train Stations. 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, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park which was voted UK's Best Park of 2016.

**NM4557** | Sat Nav: Ellerslie, 5 Rowand Avenue, Giffnock, G46 7PE

For the full home report visit [www.corumproperty.co.uk](http://www.corumproperty.co.uk)

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





WE'RE **SOLD** ON  
YOUR FUTURE



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

**Tel:** 0141 639 5888

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

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