



**20 EASTWOODMAINS ROAD**  
GIFFNOCK

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5 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

**An impressive red sandstone semi detached villa within the heart of Giffnock.**

This is an impressive Edwardian, red sandstone semi detached villa that occupies a central location within the heart of Giffnock. The property delivers significant scaled family accommodation, is set within south facing, secluded garden grounds and provides expansive driveway parking in addition to larger style garage with attached workshop. The property displays some lovely decorative architectural features with original panelled doors, beautiful stained glass windows and of course offers classically proportioned room sizes and ceiling heights internally.

Storm doors leading into panelled vestibule, magnificent reception hallway with large cloakroom, under stair storage, beautiful bay windowed lounge with focal point open fireplace, rear facing dining/ sitting room, large dining sized kitchen with snug, rear hallway gives access to laundry room, large walk in store and downstairs WC in addition to giving access to gardens. Magnificent broad staircase leads to spacious upper landing area where there are four double sized bedrooms, large family bathroom with separate shower and a bespoke, customised spiral staircase leads to a converted attic which offers bright and airy landing area, large double bedroom, walk in storage area and modern en-suite shower room.

The property has a specification including gas central heating with upgraded Worcester boiler (approximately 5 years) with guarantee and under maintenance contract, and a mixture of traditional double glazed and sash and casement windows.





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 and Williamwood Train Station being close by. 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.

**NM4567** | Sat Nav: 20 Eastwoodmains Road, Giffnock, G46 6QF

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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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