



**15 MELFORD AVENUE**  
GIFFNOCK

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c o r u m



4 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

**An impressive 1930's extended family home within the heart of Giffnock Village.**

This traditional period extended semi detached bungalow is set within established, well maintained garden grounds and the internal accommodation belies the front elevation, as the house extends to approximately 1450 square feet of significant, exceptional family accommodation. The house has been extremely well maintained by the long term owners, is set under a traditional roof system, has upgraded double glazed windows, a system of gas central heating and internally the house also displays traditional period design features.

The vestibule leads into reception hallway with original, traditional panelled doors, matching skirtings and traditional wood flooring, beautiful bay windowed lounge with focal point fireplace, large front facing sitting room and two well proportioned bedrooms. The wonderful kitchen and dining room offers a full range of integrated appliances opening out to the lovely garden grounds, utility room and family bathroom. The upper accommodation gives access to two further bedrooms with storage and family bathroom. Additional notable features are extensive eaves space within the attic, built in cloakroom at the rear part of the main reception hallway and modern lighting system.

There is a broad driveway to the front and side offering parking for multiple vehicles with fully landscaped, established, mature garden grounds with lawn area and large patio area. Well stocked borders with mature shrubs, plants and perennials.





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 Williamwood 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 PureGym, David Lloyd Sports Club, Nuffield Health Gym, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park.

**NM4571** | Sat Nav: 15 Melford Avenue, Giffnock G46 6ND

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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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