



5 KYLE DRIVE
GIFFNOCK

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Beautifully presented and rarely available extended three-bedroom family home which stands within lovely established grounds and situated in a quiet but central area of Giffnock.

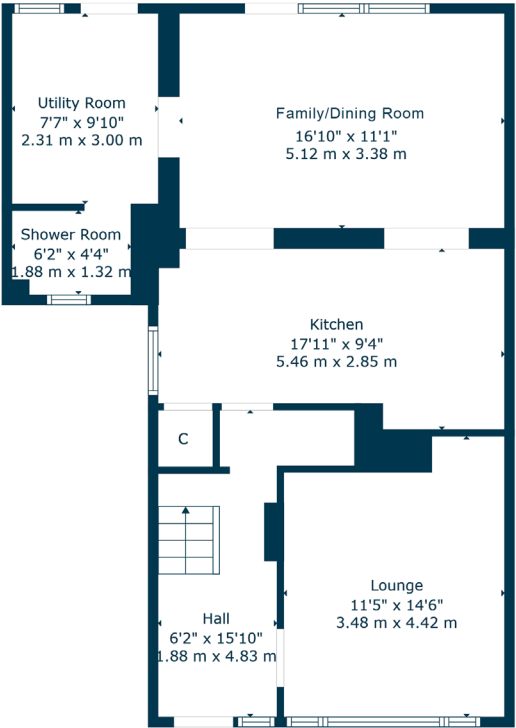
Beautifully presented and rarely available extended three bedroom family home which stands within lovely established grounds and situated in a quiet but central area of Giffnock. The property has been professionally extended and transformed offering a vast amount of flowing space and has been designed very much with family life in mind. Presented in lovely condition throughout, the subjects are set within private garden grounds and offers generous accommodation.

The ground floor accommodation extends to a traditional style hallway with storage area adjacent, lovely formal lounge to front, fantastic dining kitchen with granite work surfaces and integrated Neff appliances semi open plan to the rear extension providing bright and spacious sitting/dining area with access to rear garden grounds. The ground floor is completed by a contemporary shower room and spacious utility room also giving access to gardens at rear.

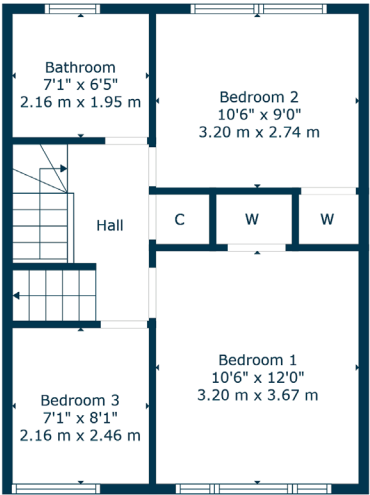
The landing area gives access to generous principal bedroom with fitted wardrobes, spacious second double bedroom with fitted wardrobes, good third bedroom and contemporary shower room with stylish tiling. The subjects also benefit from floored attic space which could be utilised for a variety of uses. The specification of the property includes a system of gas central heating, double glazing, modern floor coverings, upgraded doors and modern decorative tones throughout.

Externally the subjects are set within landscaped and easily maintained garden grounds offering lawn and patio areas with large shed providing external storage. Monoblock driveway to front providing ample vehicular parking.

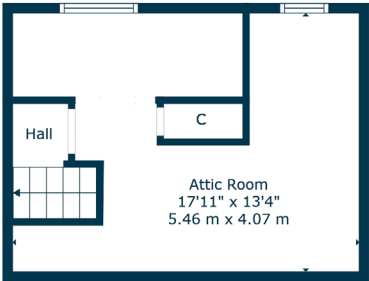




Ground Floor



1st Floor



Attic

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

NM4572 | Sat Nav: 5 Kyle Drive, Giffnock, G46 6ES

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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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