



30 MERRYCREST AVENUE
GIFFNOCK

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

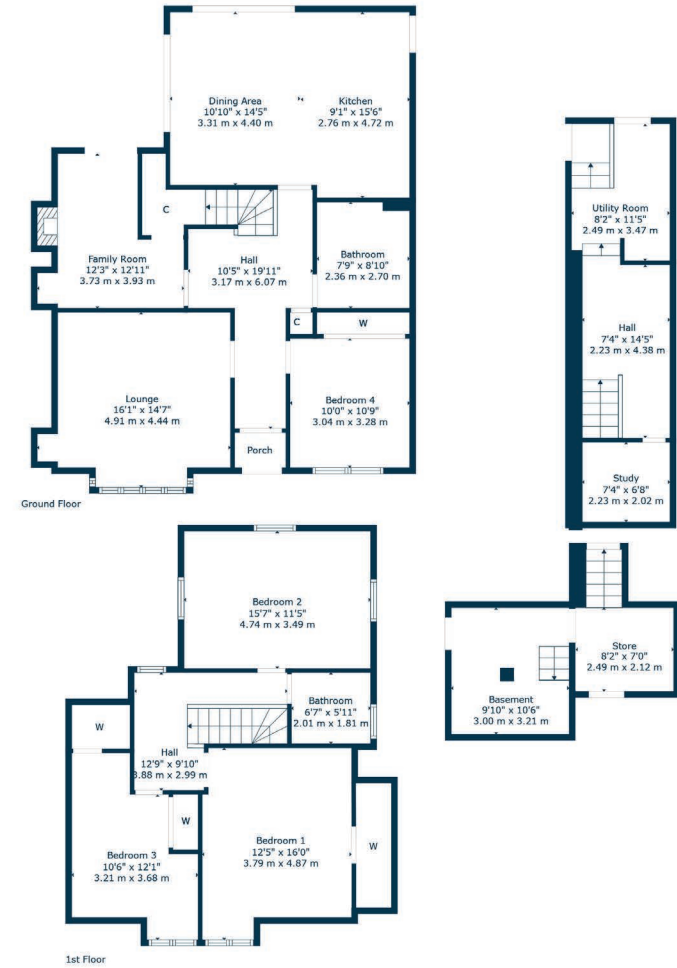
An extended semi-detached bungalow enjoying a popular Giffnock location.

This traditional semi detached bungalow has been significantly extended and upgraded to deliver an impressive family home. Enjoying lovely open elevated access and set within private landscaped rear gardens, the subjects offer a great opportunity to the local marketplace.

Ground floor accommodation extends to entrance porch, traditional style reception hallway, generous formal bay windowed lounge with open aspects to front, lovely family room with feature log burner and access to rear gardens, downstairs double bedroom with fitted wardrobes, modern main family bathroom and a wonderful open plan dining kitchen with patio doors giving access to gardens. To the side elevation there is a useful laundry/utility room with access to gardens and a further flexible space which could be used for a variety of purposes. Additional storage provided by way of separate storeroom and additional sub floor storage. The upper level provides access to a generous front facing double bedroom, two further good double bedrooms and family bathroom. The specification of the property includes a system of gas central heating, double glazing, oak flooring and skirtings, oak internal pass doors, and the subjects are well presented throughout.

Externally the property is set within private level and easily maintained landscaped gardens with decking and lawned area. Gardens are private and enjoy sun most of the day.





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 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 Club, 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.

NM4595 | Sat Nav: 30 Merrycrest Avenue, Giffnock, G46 6BQ

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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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