



43 ORCHARD PARK AVENUE

GIFFNOCK

www.corumproperty.co.uk



c o r u m



2 | BEDROOMS

1 | BATHROOM

1/2 | PUBLIC ROOMS

An extended semi-detached home enjoying an ever popular location within Giffnock.

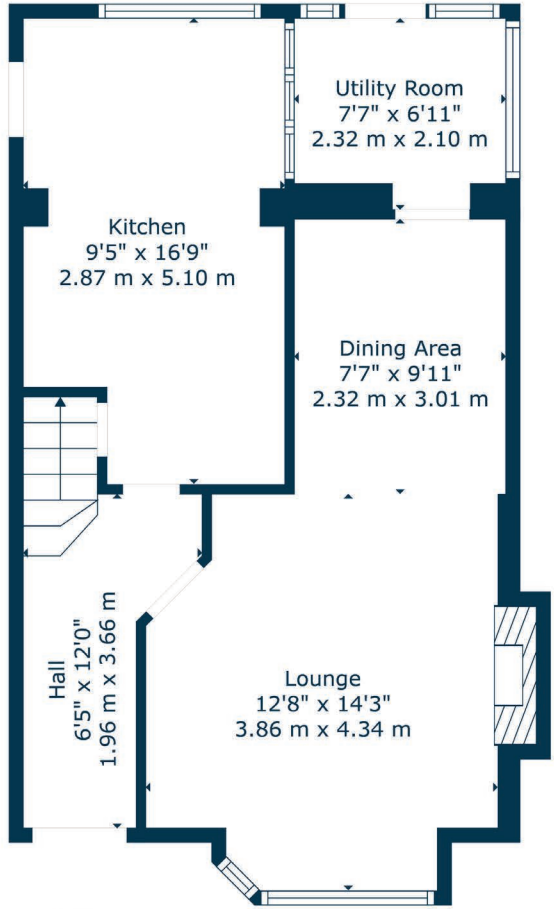
This is a classically proportioned, extended semi-detached villa that is set within generous, landscaped garden grounds and enjoys a popular and convenient location within the Orchard Park district.

The accommodation in brief on the ground floor extends to reception hallway, spacious front facing lounge with dining and useful utility/ study room. Fitted kitchen with range of base and wall mounted units and large dining area. Upstairs there is a bright spacious landing area giving access to the generous principal bedroom, well-proportioned second bedroom and modern shower room. Additional storage provided by way of attic space.

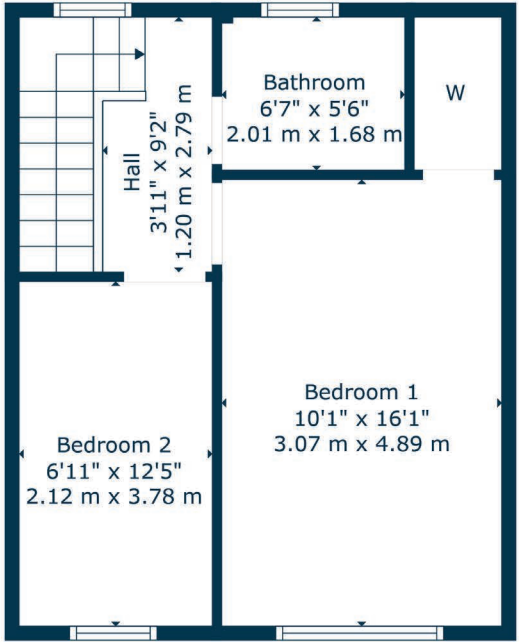
Specification includes a system of gas central heating and double glazing. Externally the garden grounds are a real feature and are fully enclosed and gated to ensure security and privacy. Fully landscaped with patio and lawn areas.

The floor plan shall provide you with a detailed layout of this fantastic family home, however, we recommend viewing to appreciate the size and convenient location on offer.





Ground Floor



1st Floor

Perfectly placed to take advantage of all local amenities in nearby Giffnock, Newton Mearns and Thornliebank. The property is perfectly placed for a variety of amenities which include Mearns Cross Shopping Centre which is a short drive away, Greenlaw Village which offers Waitrose and excellent further shopping facilities, nearby motorway links and Deaconsbank Golf course and Patterson Train Station are a short distance away. The property is also well placed for high achieving schooling, including two high schools which are currently in the top five in Scotland at the moment. 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.

NM4629 | Sat Nav: 43 Orchard Park Avenue, Giffnock, G46 7BQ

For the full home report visit 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

www.corumproperty.co.uk