



**18 FLORENCE DRIVE**  
GIFFNOCK

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#### 4 | BEDROOMS

#### 3 | BATHROOMS

#### 2 | PUBLIC ROOMS

**A beautiful end terraced villa set within landscaped garden grounds.**

This traditional sandstone fronted end terraced villa enjoys a convenient location within the sought after suburb of Giffnock. Significantly improved, upgraded and remodelled by the present owners, the subjects are set within landscaped garden grounds and deliver a fantastic opportunity to the local marketplace.

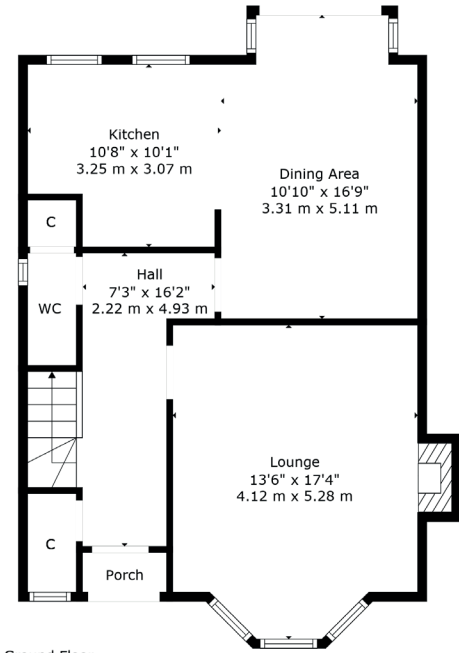
Ground floor accommodation extends to entrance vestibule, traditional style reception hallway with WC adjacent, generous bay windowed formal lounge with feature fireplace, fantastic open plan kitchen/dining/living room with a range of wall and base mounted units, breakfast bar, quality integrated appliances, complementary worktops, feature fireplace and access via sliding doors to landscaped gardens at rear. First floor provides lovely principal bay windowed bedroom with contemporary en-suite shower room, spacious second rear facing double bedroom, good third bedroom and modern main family shower room. Attic level has been converted to provide a further great double bedroom with en-suite shower room, and further useful study area. The specification of the property includes a system of gas central heating, double glazing, traditional internal pass doors, feature stained glass, stylish tiling, lovely modern floor coverings and overall, the subjects are well presented, decorated and styled throughout.

Externally the property is set within private, easily maintained landscaped rear garden grounds, tiered to provide level lawned area. Further decorative landscaped gardens to the front.

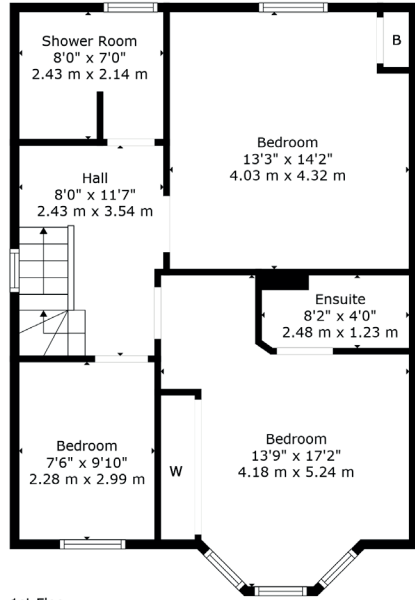




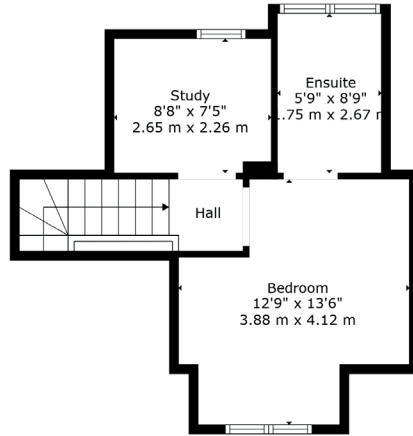




Ground Floor



1st Floor



2nd Floor

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 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 which was voted UK's Best Park of 2016.

**NM4637** | Sat Nav: 18 Florence Drive, Giffnock G46 6UN

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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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