



26 ST CLAIR AVENUE

GIFFNOCK

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3 | BEDROOMS

1 | BATHROOM

2 | PUBLIC ROOMS

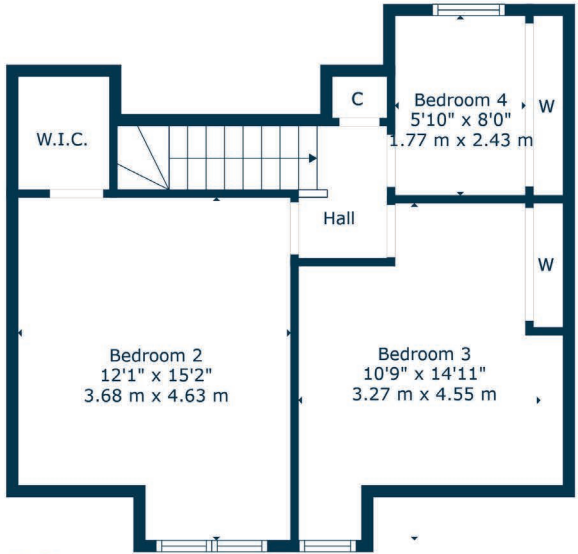
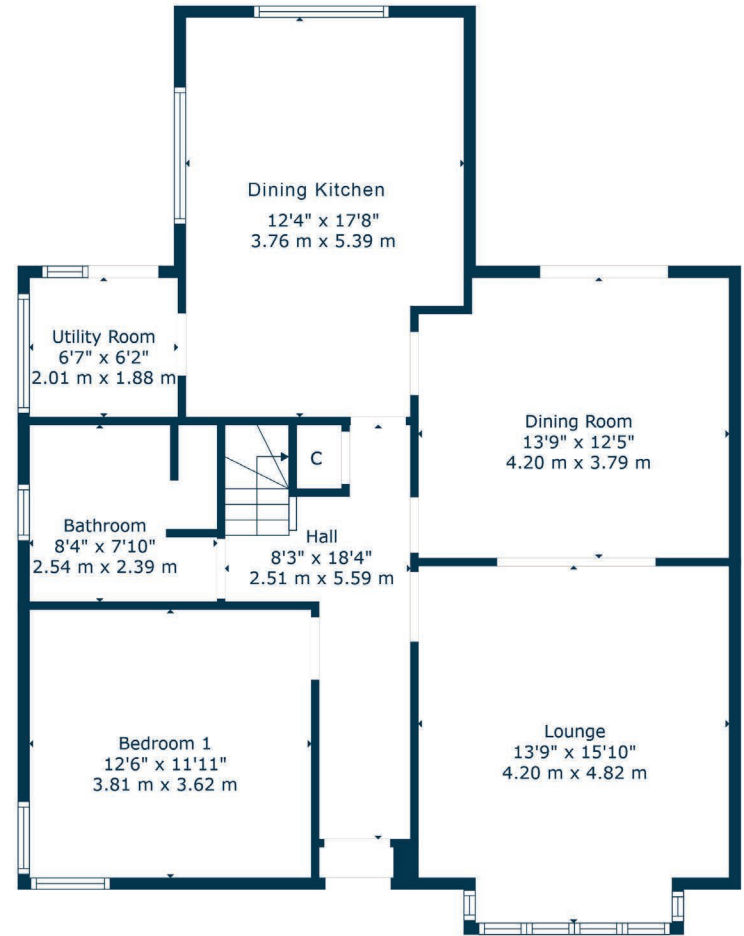
A traditional detached bungalow set within the heart of Giffnock village.

Double glazed doors leading into vestibule, traditional style reception hallway with under stair storage and doors giving access to generous sized bay windowed lounge with large sliding pocket doors giving access through to dining/sitting room with doors to gardens. Accessed off this rear family room is a large, family sized dining kitchen with dual aspects and further door leading to side utility porch housing central heating boiler and door to gardens. There is a downstairs double bedroom with built in storage, feature corner window and the ground floor is completed by tiled family bathroom with separate shower enclosure.

Traditional staircase leads to landing area where there is further access to two double sized bedrooms, storage provided and a box room/home office with further storage. Large extensive eaves storage and linen cupboard off the upper landing. The property has a system of gas central heating with Ideal boiler and there are double glazed windows throughout.

Established garden grounds to the front with central lawn and border planting. Driveway providing off street parking with single timber garage. Large gardens to the rear with established planting area and central lawn.





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 with Giffnock train station being in close proximity. In addition, there are local motorway links (M77/M8) providing swift access to the city centre and Ayrshire. 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.

NM4638 | Sat Nav: 26 St Clair Avenue, Giffnock, G46 7QE

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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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