



8 BRORA DRIVE
GIFFNOCK

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4 | BEDROOMS

2 | BATHROOMS

2/3 | PUBLIC ROOMS

An exceptional four bedroom semi detached villa within a primary Giffnock location.

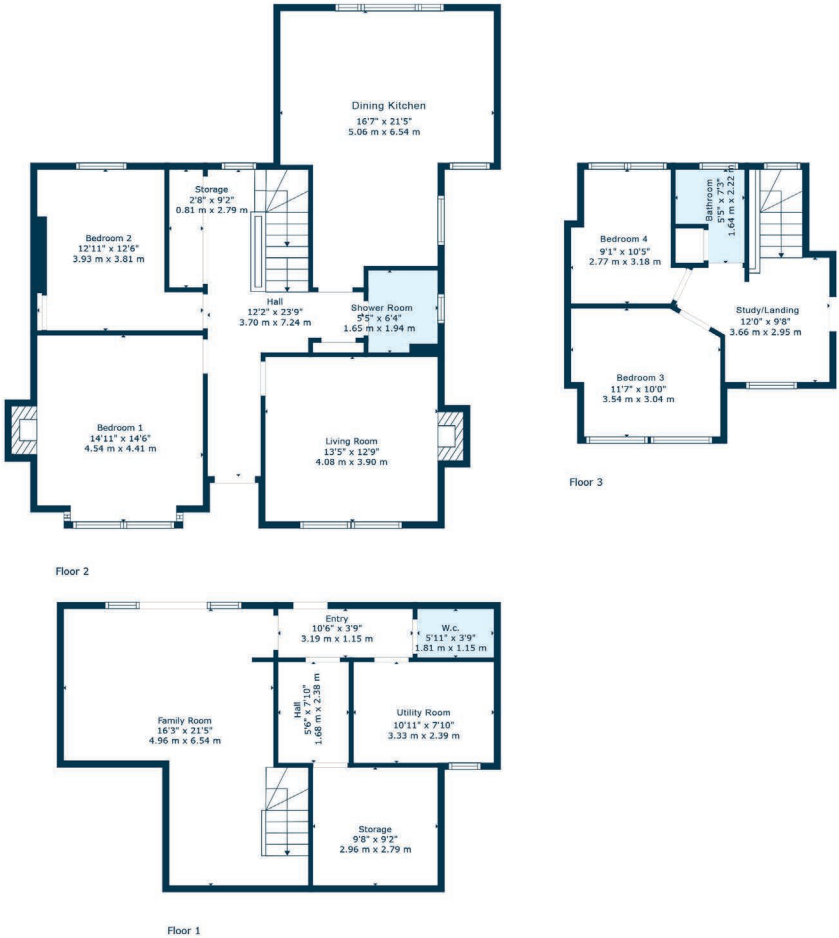
Number 8 Brora Drive has been painstakingly refurbished, upgraded and redesigned to deliver an exceptional, contemporary family home within this superb, peaceful location that is well placed for all of Giffnock's amenities. The front elevation belies the spacious, versatile family accommodation internally that extends to approximately 2000 square feet over a three-storey layout.

Notable features include upgraded high performance gas central heating system and boiler, double glazed doors and double-glazed windows that incorporate beautiful stained glass, all windows fitted with Perfect Fit blinds with Shutters in the lounge and principal bedroom, upgraded roof system and the garden grounds have been beautifully landscaped for a growing family.

Great sized reception hallway with bespoke sliding robe system providing cloaks storage, lovely lounge with focal point log burning stove, bay windowed principal bedroom and further downstairs double bedroom, fantastic sized family dining area open to modern, contemporary kitchen with a full range of integrated appliances and the shower room with contemporary tiling completes this floor. Spacious upper landing area which doubles as a home office gives access to extensive eaves storage and there are two double bedrooms (one with built-in storage) and modern styled bathroom with built-in storage on the upper floor. The lower ground accommodation linked off the main hallway provides a lower-level workstation space, stunning family room with French doors to gardens, large laundry room and separate WC, spacious storage room giving access to further cellar storage.

The south facing garden grounds are superbly landscaped to front and rear with block paving offering parking for multiple vehicles. EV charging point. Beautiful patio area and composite deck with artificial grass. Outside water tap. Outside power points and lighting.





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 & Williamwood. 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 which was voted UK's Best Park of 2016, and walking distance to Huntly Park and woods.

NM4649 | Sat Nav: 8 Brora Drive, Giffnock, G46 6NP

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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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YOUR FUTURE



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