



FERNIEHURST

11 PERCY DRIVE, GIFFNOCK

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

An extended detached bungalow set within double feu gardens within the heart of Giffnock.

Ferniehurst is a 1930's detached bungalow that is being presented to the market for the first time in approximately 50 years. The house and plot are exceptional by virtue of their location and the unusually large double feu garden grounds that extend from Percy Drive to the front and to the rear all the way to Otterburn Drive, and therefore the property is in one of the most admired and sought after pockets of Giffnock village.

This 1930's home is distinguished by its whitewashed exterior and has been extended to the rear elevation to enhance the accommodation that is in place, which is on a single storey layout.

The house offers an outstanding opportunity for upgrading, redesign and to bespoke the house to one's own requirements and therefore the opportunity to significantly add value.

Canopied entrance leads into porch with storm doors, traditional style hallway with original panelling, bay windowed lounge with focal point fireplace, three double sized bedrooms, the two bedrooms to the rear have been extended and offer exceptional floor space and aspects onto gardens, one bedroom with en-suite shower room, sitting/dining room with access through to a kitchen with its own breakfasting area. The kitchen has a large walk-in pantry, and the accommodation is completed by a shower room with WC.

There is a very large attic space that is floored, undeveloped and would offer significant scope for conversion (subject to planning). The property has a system of gas central heating and double-glazed windows in addition to a security alarm system.

The double feu garden grounds are undoubtedly one of the main features of the property with long driveway to the side leading to single detached garage. Timber garden shed. Large lawn areas to the rear of the property with a hidden section of the garden to the rear which forms the second part of the feu, mature woodland and composite gates leading onto Otterburn Drive.





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 Puregym, Nuffield Health Gym, David Lloyd Sports Club, Whitecraigs Golf Club, Giffnock and Whitecraigs Tennis Clubs and Rouken Glen Park.

NM4650 | Sat Nav: Ferniehurst, 11 Percy Drive, Giffnock, G46 6NZ

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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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