



72 CARLETON DRIVE
GIFFNOCK

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2 | BEDROOMS

1 | BATHROOM

1 | PUBLIC ROOM

A beautifully presented mid terraced villa set within fully enclosed garden grounds.

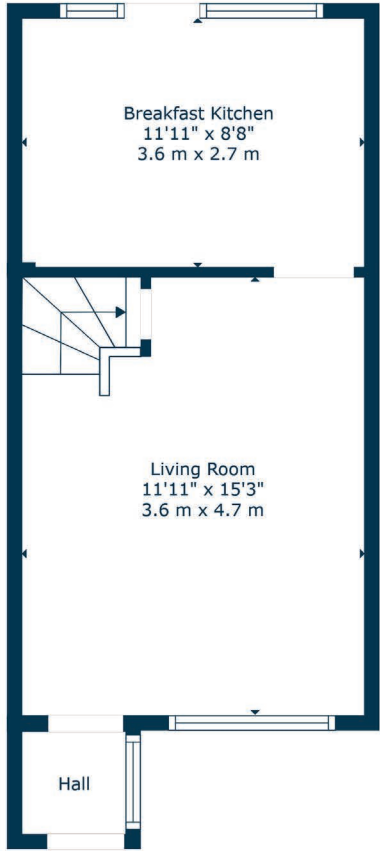
72 Carleton Gate, Giffnock is a beautifully presented mid terrace villa sitting in a quiet residential cul-de-sac with fully enclosed, level and mature gardens. Occupying a splendid location and is superbly situated for excellent local amenities, transport links and reputable schooling. Offering a fantastic level of accommodation alongside private garden grounds, this home has been significantly improved with a running theme of natural light and modern finishes to create a wonderful, homely feel.

The ground floor accommodation extends to reception hallway, spacious lounge, fitted kitchen with a range of wall and base mounted units, with access to gardens at rear. Upstairs the landing gives access to spacious principal bedroom with fitted wardrobes, second double bedroom and modern main bathroom suite. Additional storage provided by way of attic space. The specification includes a system of gas central heating and double glazing.

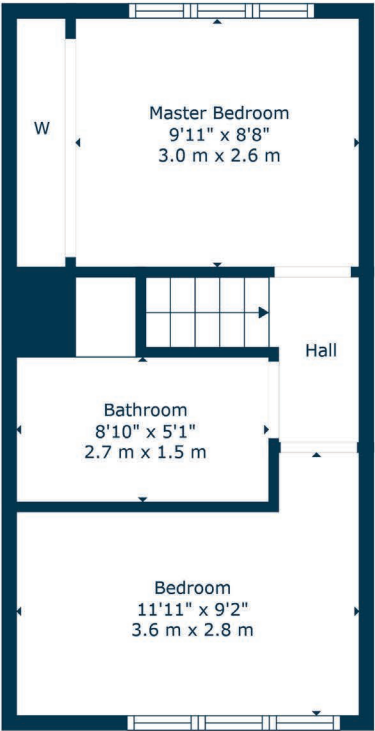
Externally the property is set within private and easily maintained garden grounds with patio area. Offering fantastic open aspects which provide an ideal space for outside enjoyment. Ample residents' parking to the front.

The floor plan shall provide you with a detailed layout of this well finished and comfortable home, however, we recommend viewing to appreciate the quality of the finishings and the convenient setting that is on offer.





Floor 1



Floor 2

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

NM4659 | Sat Nav: 72 Carleton Drive, Giffnock, G46 6AQ

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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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