



THE GLADE

35 WOODVALE AVENUE, GIFFNOCK

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4 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

An individual, detached villa set within large, mature garden grounds within the high amenity suburb of Giffnock.

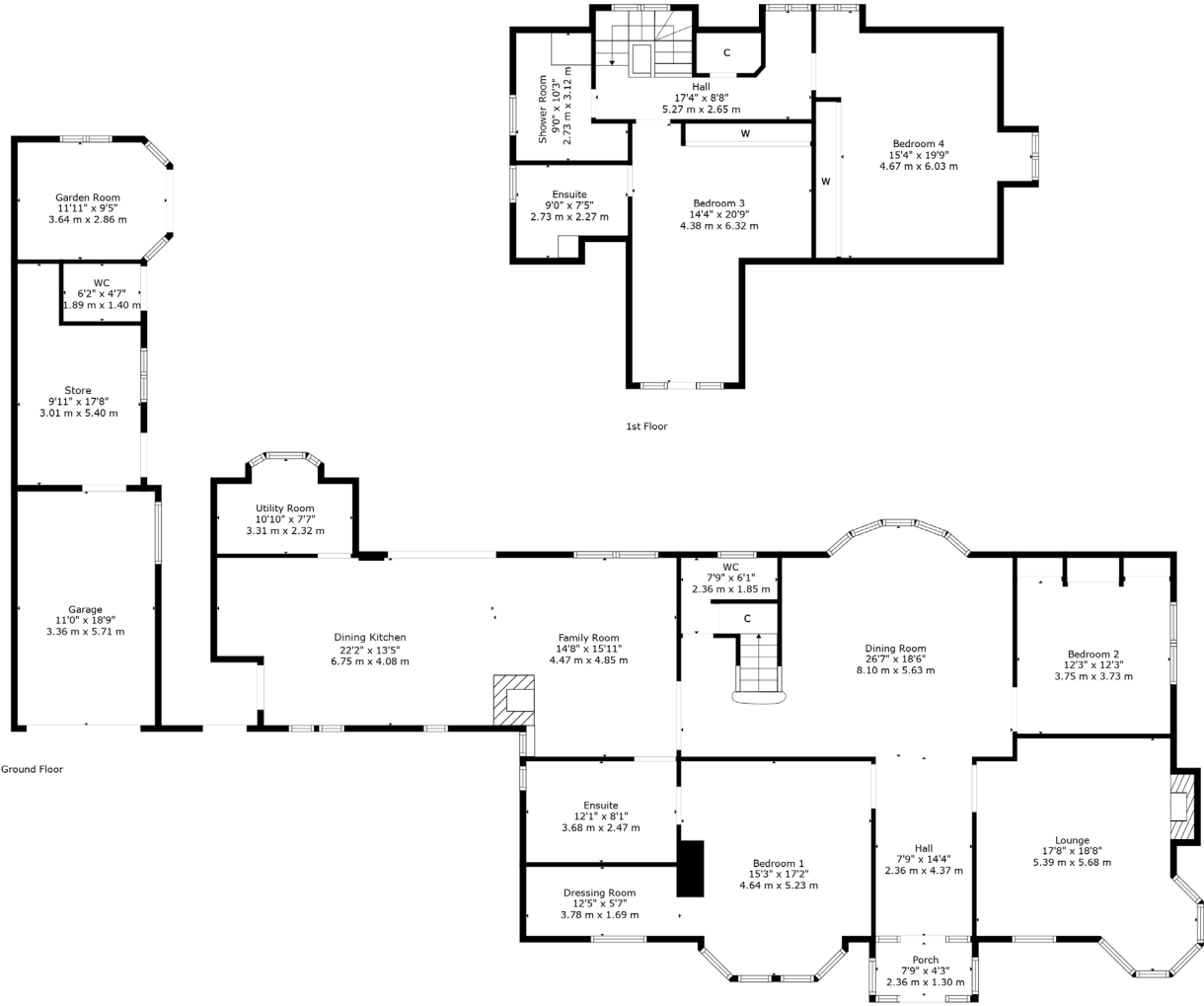
The Glade is an eye catching, individual, detached residence set within large garden grounds, within a secluded, mature plot. The house delivers large driveway parking space for multiple vehicles, single garage with attached garden store, WC and garden room.

Distinguished by its impressive frontage with feature corner turreted bay window, the house displays some beautiful design features including parquet flooring, classically proportioned rooms sizes with high ceilings and lovely architectural finishing.

Accessed via vestibule leading into a magnificent, panelled dining reception hallway with bay window giving aspects to gardens, beautiful bay windowed lounge, family room with wood burning stove giving open aspects to dining sized kitchen with doors to gardens and separate laundry room. There are two bedrooms on the ground floor, principal bedroom with walk in dressing area, contemporary fitted en-suite bathroom, and a downstairs WC completes the accommodation. The upper landing area provides storage, two double sized bedrooms, en-suite bathroom and an additional separate shower room.

The house is set within magnificently sized, secluded and private garden grounds. Patio and decking area. Landscaped pathways. Large lawn areas. External lighting and water. There is a lovely garden room next to the patio in addition to a large garden store giving access to garage with remote control roller door system. Fitted with power and light.





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 Train Station and Whitecraigs 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 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.

NM4677 | Sat Nav: 35 Woodvale Avenue, Giffnock, G46 6RG

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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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