



**53 Milverton Road, Giffnock G46 7JN**

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## Situation

Giffnock is acknowledged for its standard of local amenities and provides a selection of local shops, supermarkets, restaurants, regular bus and rail services to Glasgow City Centre, banks, library and health care facilities.

Milverton Road is within walking distance of Giffnock Village local shops and restaurants and is conveniently located for access to Morrisons, Lidl and Sainsburys on Fenwick Road. The Avenue Shopping Centre and Greenlaw Village Retail Park, which includes Waitrose and Aldi are only a short drive away. If you are an outdoors lover, Rouken Glen Park, voted Best Park in the UK 2016, is nearby with walking trails through the woods, a great adventure play area, a skate park, five a side football pitches, café and a boating pond. The property is within walking distance to Whitecraigs and Giffnock Train Stations.

This popular and leafy suburb is located approximately 8 miles to the South of Glasgow's City Centre and is conveniently situated for commuter access to nearby M77/M8 & Glasgow Southern Orbital.

A wide range of sports and recreational facilities can be found locally to include David Lloyd Rouken Glen, Parklands Country Club, Nuffield Giffnock Health Clubs, as well as Cathcart, Williamwood and Whitecraigs Golf Clubs, Giffnock Tennis Club, as well as East Renfrewshire Council's own excellent sports and leisure facilities at Eastwood Toll.

In addition, this property sits within the catchment area for the highly reputable Primary and Secondary Schools including Woodfarm and St Ninians High School. The property is within easy reach of various pick up points for Glasgow's private schools.













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Seldom available, this beautifully upgraded and extended traditional detached bungalow offers an exceptional blend of period charm and modern refinement, set within one of Glasgow's most sought-after residential areas. Perfectly positioned for access to East Renfrewshire's acclaimed schools, Rouken Glen Park, and Whitecraigs Train Station.

A home of character and style. Behind its timeless façade, the property retains much of its original character and craftsmanship, enhanced by a tasteful contemporary interior. The layout provides flexible and well-proportioned accommodation arranged over two levels, designed to suit modern family living.

This is a home which combines convenience, character, and comfort. At present, the accommodation extends to:

**Ground Floor:** A welcoming entrance vestibule opens into a spacious wood-panelled reception hall, setting the tone for the home's warmth and elegance. The bay-windowed sitting room enjoys abundant natural light and features the original fireplace with stained and leaded glass side windows, creating a refined and tranquil setting. To the rear, a comfortable family room overlooks the gardens, an ideal space for relaxation or informal entertaining. The formal dining room, also with period detailing, provides a perfect setting for family gatherings and dinner parties. The refitted kitchen is both practical and stylish, offering a comprehensive range of wall and base units, integrated appliances, and granite work surfaces. Separate utility room. Bedroom One is a generous front-facing room with a bay window, fitted wardrobes, and access to an elegantly refitted en-suite/house bathroom, complete with a separate walk-in shower enclosure. An inner hallway with storage and staircase ascends to upper floor.

**First Floor:** The upper landing provides access to three further double bedrooms, each offering flexibility for use as guest rooms, study, or home office space. Bedroom two enjoys tree-lined front aspects, while Bedroom three also overlooks the front of the property. Bedroom four, situated to the rear, features a walk-in dressing area, ideal for storage or as a private retreat. A further shower room completes the accommodation.

Externally, the property is set within well-tended, landscaped gardens, offering privacy and space for outdoor enjoyment. The enclosed rear garden enjoys a southerly orientation, making it a delightful setting for relaxation and al fresco dining.

The property further benefits from gas central heating and mostly double glazing.



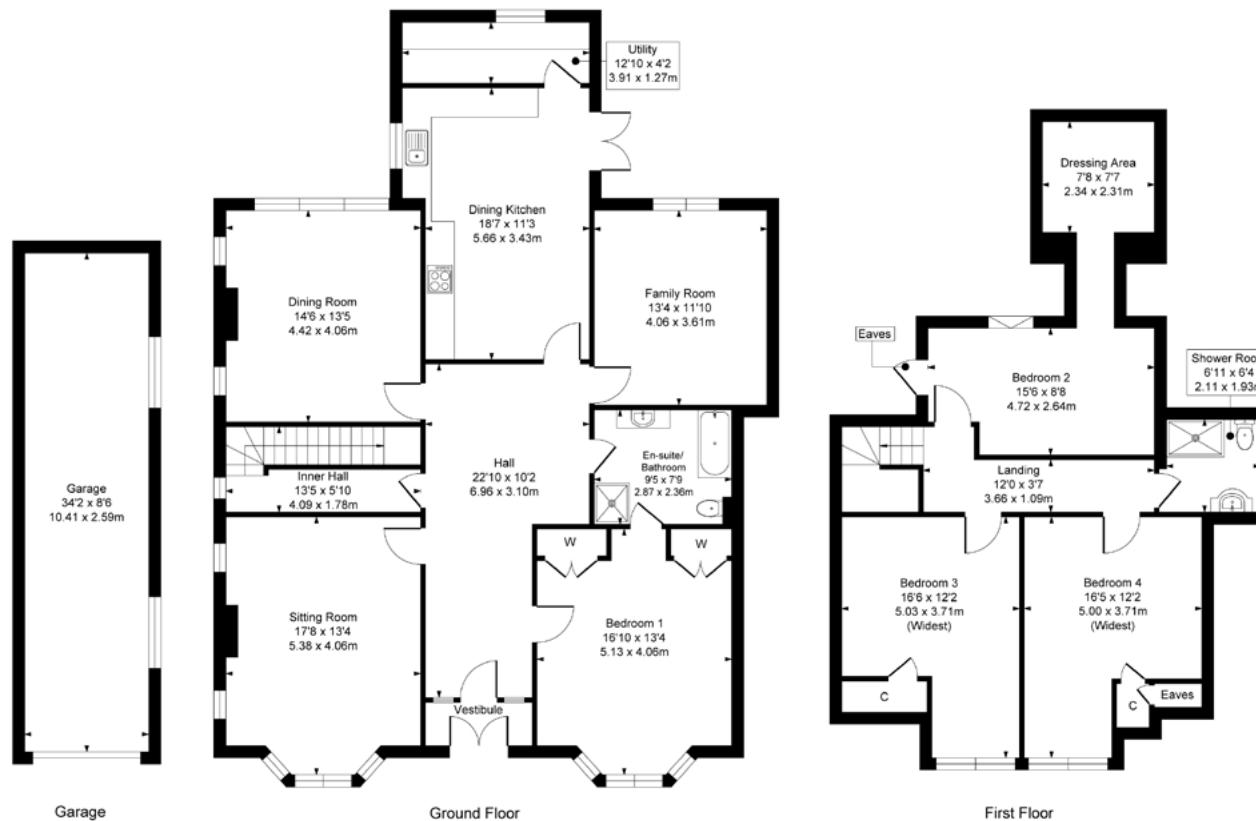






# 53 Milverton Road, Giffnock

Approximate Gross Internal Area  
Main House 2227 sq ft - 206.89 sq m  
Garage 290 sq ft - 26.94 sq m  
Total 2517 sq ft - 233.83 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY** All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.



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## Viewing

By appointment through  
Nicol Estate Agents  
Newton Mearns

## Outgoings

East Renfrewshire Council  
Band G

## Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

## Energy Efficiency Rating

Band D

## Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

## Local Authority

East Renfrewshire Council  
Council headquarters  
Eastwood Park  
Rouken Glen Road  
Giffnock G46 6UG  
Tel: (0141) 577 3000

## Property Reference

3494