

54 Torburn Avenue, Giffnock G46 7RB

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Situation

Giffnock is one of Glasgow's most desirable and established residential suburbs, renowned for its leafy surroundings, excellent local amenities, highly regarded schooling and convenient transport connections. Situated approximately 8 miles south of Glasgow City Centre, this popular East Renfrewshire neighbourhood offers an appealing balance of suburban living and city convenience.

The property enjoys a particularly convenient location, within easy reach of Giffnock Village, with its excellent selection of independent shops, cafés, restaurants and everyday amenities. Further shopping facilities can be found at Morrisons and Sainsbury's on Fenwick Road, while The Avenue Shopping Centre and Greenlaw Village Retail Park, home to Waitrose, offer additional retail and leisure opportunities.

For commuters, Giffnock benefits from excellent transport links, with Giffnock Train Station within walking distance, providing regular rail services to Glasgow City Centre. The nearby M77, M8 and Glasgow Southern Orbital offer convenient access to the wider motorway network, Glasgow Airport and destinations throughout the Central Belt.

For those who enjoy the outdoors, Rouken Glen Park, voted the UK's Best Park in 2016, is only a short distance away. This much-loved local attraction offers picturesque woodland walks, landscaped gardens, a boating pond, children's adventure play areas, a skate park, sports facilities and a café, providing a wonderful setting for recreation and relaxation.

An excellent range of sports and leisure facilities can also be found nearby, including David Lloyd Rouken Glen, Parklands Country Club, Nuffield Health Giffnock, PureGym and Giffnock Tennis Club. Golf enthusiasts are particularly well catered for, with Cathcart, Williamwood and Whitecraigs Golf Clubs all within easy reach. Further cultural and recreational amenities are available at Eastwood Park Theatre and Eastwood Park Leisure Centre.

Giffnock is also particularly popular with families, benefiting from access to some of East Renfrewshire's highly regarded primary and secondary schools, further enhancing its reputation as one of the most sought-after residential locations on Glasgow's Southside.















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Property Description

Seldom available, a well presented and upgraded three-bedroom end-terraced villa, enjoying a desirable south-westerly facing rear garden, set within this popular modern residential development in Giffnock. Ideally positioned for local shops, amenities, excellent transport links and highly regarded East Renfrewshire schooling, this attractive home offers an excellent opportunity for a wide range of buyers.

The property has been thoughtfully upgraded and well maintained by the present owners, offering bright, comfortable and well-proportioned accommodation arranged over two levels, perfectly suited to modern family living.

Ground Floor: An entrance vestibule leads into a bright and spacious sitting room, enjoying an attractive outlook to the front of the property. To the rear, the open-plan dining room provides an inviting space for everyday family life and entertaining, with French doors opening directly onto the enclosed south-westerly facing garden, creating a seamless connection between indoor and outdoor living.

The adjoining kitchen is well appointed with a range of wall-mounted and floor-standing units.

First Floor: The upper landing provides access to three bedrooms, offering flexibility for family living, guest accommodation or home working. An attractive, refitted house bathroom, comprising a three-piece suite with an electric shower, completes the accommodation.

The property is further complemented by electric heating, replacement double glazing and an allocated residents parking space.

Externally, the home enjoys private garden grounds, with the enclosed south-westerly facing rear garden providing an ideal setting for outdoor dining, entertaining and relaxation, benefiting from its favourable orientation and afternoon and evening sunshine.



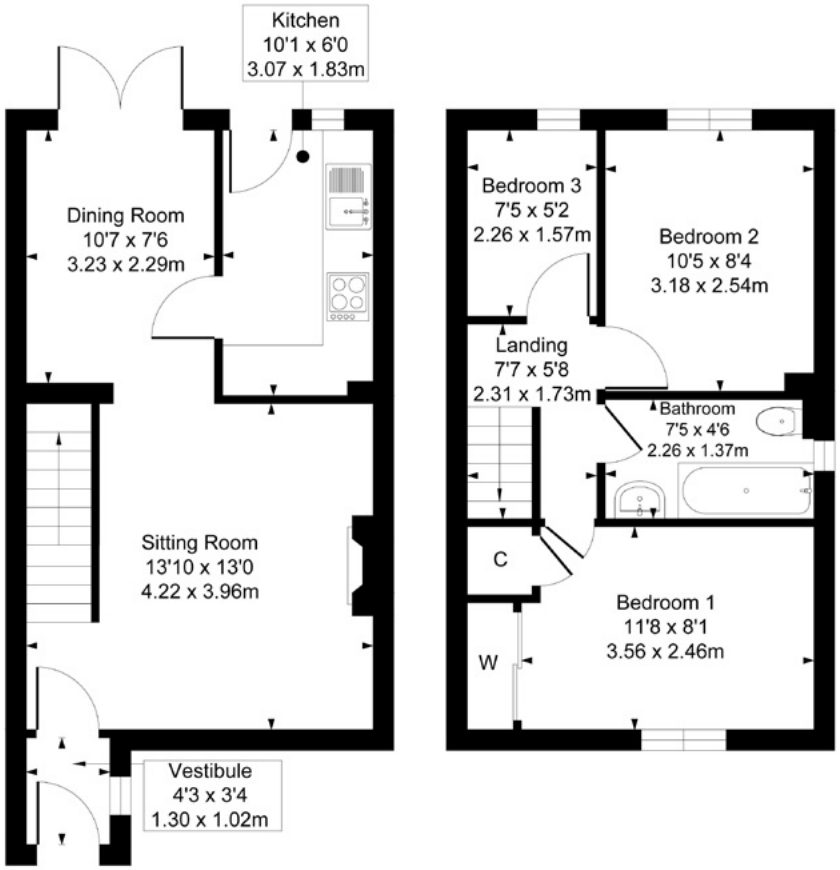






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Approximate Gross Internal Area
702 sq ft - 65.21 sq m



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 E

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

Energy Efficiency Rating
Band E

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

Property Reference
3689

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