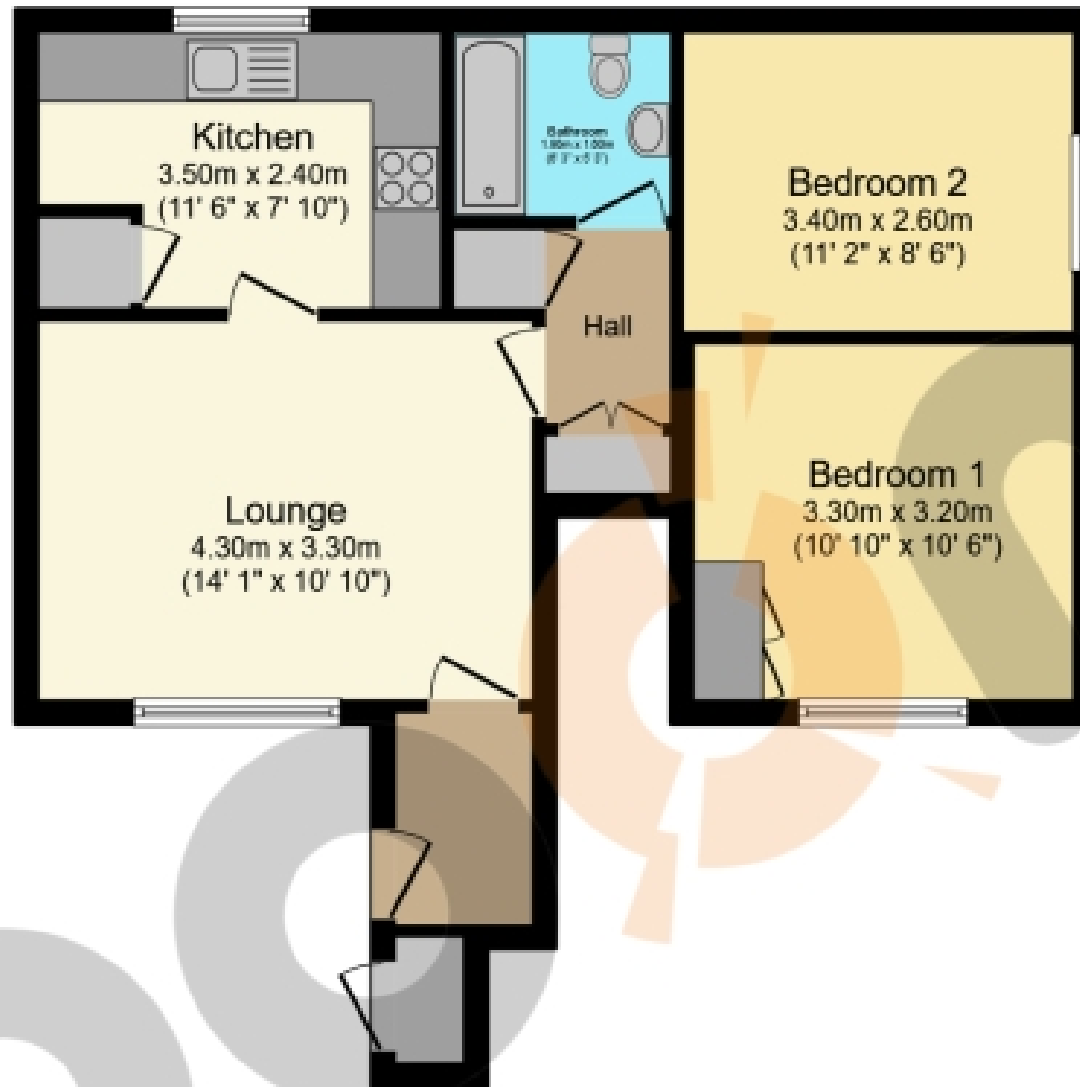




37 Torburn Avenue, Giffnock

Offers Over £158,000





Floor Plan

Floor area 52.7 sq.m. (567 sq.ft.)

TOTAL: 52.7 sq.m. (567 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

IDEAL DOWNSIZING OPPORTUNITY* *BEAUTIFULLY PRESENTED THROUGHOUT* *SPACIOUS DIMENSIONS* *WELL KEPT COMMUNAL GROUNDS* * GAS CENTRAL HEATING AND DOUBLE GLAZING Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 37 Torburn Avenue, a well-presented ground floor apartment offering plenty of space and private residents parking. This fantastic property is located in the sought-after Giffnock locale and is sure to appeal to many, and so an early viewing is strongly advised!

The property sits within a private cul-de-sac, amongst well-maintained communal grounds. Enter the property through its own door entrance, through the welcoming vestibule and into the lounge.

The lounge is bright and airy thanks to the double glazed window formations. The impressive dimensions also offer ample dining space within the lounge.

The well-appointed kitchen features an array of wood effect base and wall units, paired with contrasting countertops and splashback tiles. Integrated appliances within the kitchen include a fridge freezer, washing machine, dishwasher, four ring electric hob, extractor and electric oven.

Both bedrooms boast generous proportions and provide a tranquil and calm place to relax and unwind. The three-piece bathroom completes the property internally and includes a w.c, wash hand basin with vanity storage and a bathtub with overhead shower. The bathroom is fully tiled making it stylish and easily maintainable.

Exteriorly, the property benefits from private residents parking and communal grounds which are wonderfully maintained.

The development is perfectly placed for ease of access to a host of local amenities and public transport including a well-known supermarket & Giffnock train station which offers regular services to Glasgow, East Kilbride and Ayrshire coast. Glasgow city centre is just a short 9-mile car journey from the property.

Just off the southside of Glasgow, Giffnock offers great leisure facilities including Parklands Country Club, Giffnock Bowling Club and Williamwood Golf Club

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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