

9 Orchard Grove

GIFFNOCK, EAST RENFREWSHIRE, G46 7QU



*EXCEPTIONAL THREE BEDROOM FAMILY HOME
FINISHED TO A HIGH STANDARD*



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9 Orchard grove is an exceptional family home, designed and completed to an exacting standard of specification with many additions.

The entrance hall is a welcoming space with stairs leading to the upper level. The lounge is a good size and is quietly situated to the front with a large aspect and an attractive garden view. There is a study/home working area off the lounge with access to the rear garden via a patio glass door. The large open plan kitchen/dining/family area at the back of the house leads onto the garden by A lovely conservatory, providing an ideal social space for families or entertaining. The family kitchen is of good proportion and features a range of stylish floor and wall-mounted units complete with concealed lighting and splash-back tiling and space for informal dining.

Bedroom three is located on the ground level with built-in storage and a lovely en-suite.



The Lounge





The Study











Conservatory





Bedroom 3







Journey to the upper level and you will discover two further good-sized bedrooms all with fitted wardrobes. The modern family bathroom with stylish tiling completes the accommodation on offer.

The gardens to front and rear are mainly laid to lawn. The rear gardens are well stocked and fully enclosed ensuring a child and pet safe environment. A double driveway provides ample parking and ample street parking too.

The property further benefits from a gas-fired central heating system and the front of the house is triple glazed.

Viewing is highly recommended to appreciate the accommodation on offer.



Bedroom 1





Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	7.30m (23'11") x 4.00m (13'2")	Bedroom 1	4.85m (15'11") x 3.10m (10'2")
Lounge	4.20m (13'9") x 3.80m (12'6")	Bedroom 2	3.80m (12'6") x 2.20m (7'3")
Conservatory	2.60m (8'6") x 2.30m (7'7")	Bathroom	2.10m (6'10") x 1.65m (5'5")
Study	2.85m (9'4") x 2.45m (8')	Gross internal floor area (m ²): 121m ² EPC Rating: D	
Bedroom 3	4.30m (14'1") x 3.75m (12'3")		
En-suite	2.70m (8'10") x 0.96m (3'2")		

Garden Area





The eternally popular area of Giffnock is a great place to live and commute from. It is widely respected for the standard of amenities which include an excellent selection of local shops, banks, hotels, restaurants, supermarkets and health care facilities, sports and recreational facilities to include Rouken Glen Park, Giffnock library, Tennis and Bowling Clubs, Whitecraigs, Eastwood and East Renfrewshire Golf Clubs. There is an excellent range of schools and amenities all within easy reach, making it a very popular place to call home. Transport facilities are very good, with bus routes, train services and nearby motorway links North to Glasgow City and onward, South to Kilmarnock, Ayr and Prestwick, West to Paisley and East to Clarkston and East Kilbride.

The Location

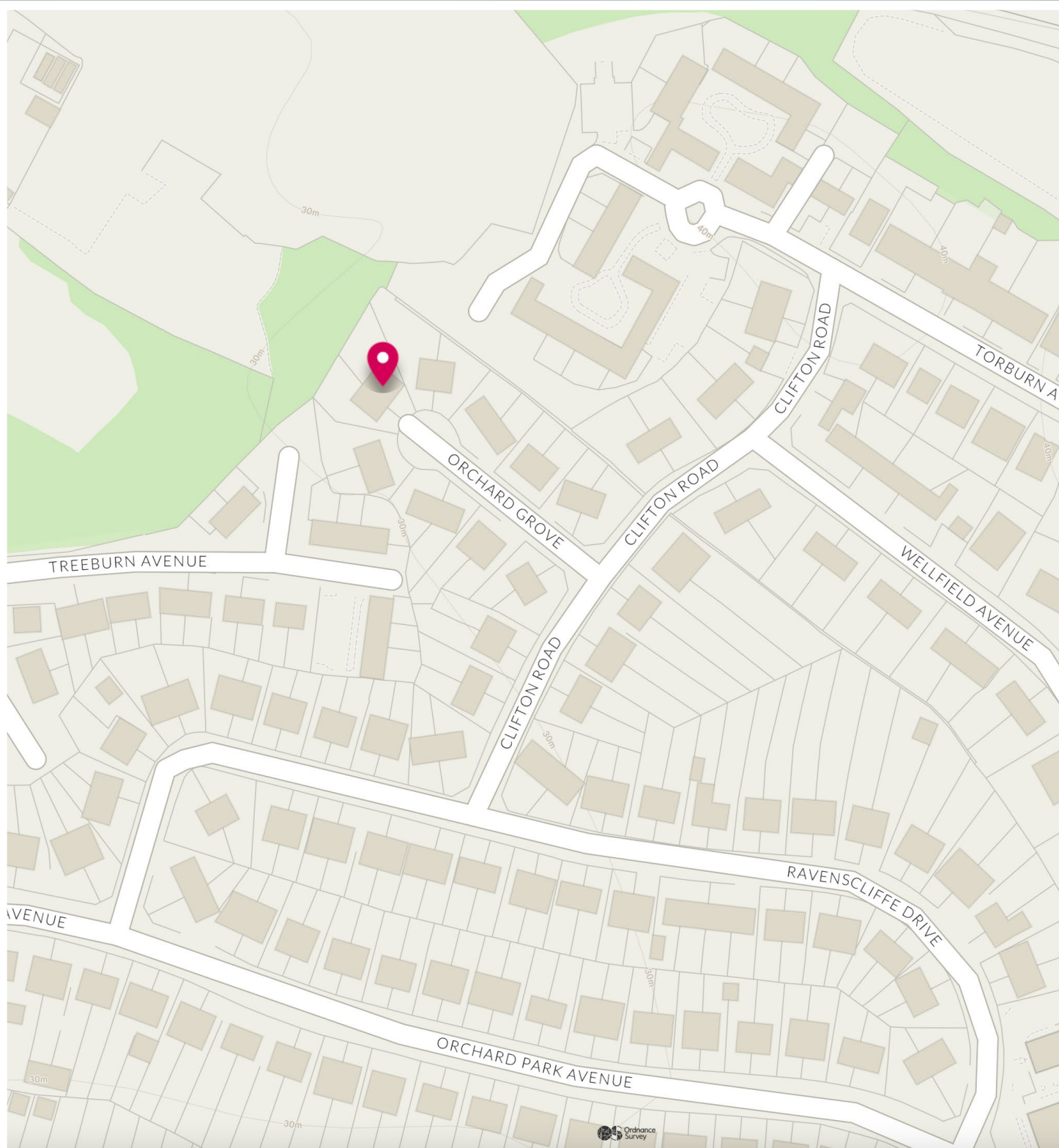


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Part
Exchange
Available



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Professional photography
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Layout graphics and design
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