



**Clifton Road, Giffnock Glasgow G46 7QT**

## welcome to Clifton Road, Giffnock Glasgow

- Prestigious Location
- Professionally Extended
- 4 Bedrooms
- Bathroom and Shower Room
- Large Private Gardens

Tenure: Freehold EPC Rating: Awaited

offers over  
**£375,000**

Professionally extended semi detached villa amidst a premier location ideal for schooling etc. This addition provides a large and flexible family home comprising reception hall, lounge into dining, expansive kitchen/utility, shower room, bedroom, with 4 further bedrooms upstairs and bathroom.



### Reception Hallway

#### Lounge

13' 4" x 12' 8" ( 4.06m x 3.86m )

#### Dining Room

7' 11" x 7' 10" ( 2.41m x 2.39m )

#### Kitchen/Utility

16' 3" x 9' 5" ( 4.95m x 2.87m )

#### Shower Room

#### Bedroom 3

12' 8" x 10' 4" ( 3.86m x 3.15m )

#### Bedroom 1

15' 11" x 9' 10" ( 4.85m x 3.00m )

#### Bedroom 2

10' 5" x 9' 11" ( 3.17m x 3.02m )

#### Bedroom 4

10' 3" x 7' 6" ( 3.12m x 2.29m )

#### Bedroom 5

12' 4" x 7' 1" ( 3.76m x 2.16m )

#### Bathroom

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#### Property Ref:

CLA106741 - 0003

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