



RESIDENCE

33 Kirkburn Avenue, Cambuslang, G72 8NT

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RESIDENCE





3 Bedrooms | 1 Public Rooms | 1 Bathrooms

This charming three-bedroom semi-detached sandstone villa offers a wonderful blend of traditional character and modern living, located in a sought-after residential area. The property boasts an elegant exterior with classic sandstone construction, while inside, it has been thoughtfully updated to provide a stylish and comfortable family home.

Upon entering the property, you are greeted by a welcoming hallway that sets the tone for the rest of the home, featuring high ceilings and tasteful décor. The front-facing lounge is bright and spacious, benefiting from a large bay window that floods the room with natural light, and retains period features that add warmth and character. The heart of the home is the beautifully designed modern dining kitchen, which combines contemporary finishes with functionality. With ample space for a dining table, sleek units, quality worktops, and integrated appliances, this area is perfect for family meals and entertaining guests. The ground floor also features a modern shower room, fitted with stylish tiling and quality fixtures and a double bedroom



Upstairs, the property offers two well-proportioned bedrooms, all tastefully decorated and providing flexible accommodation for a growing family. In addition, the floored attic space has been cleverly utilised as an additional bedroom, offering a generous and versatile area that can serve a variety of purposes, such as a guest room, home office or playroom accessed via a fixed ladder.

Externally, the property enjoys a large rear garden that provides an excellent outdoor space for relaxation and recreation. The garden features well-maintained lawns and a patio area, ideal for outdoor dining during the warmer months. To the front, a private driveway offers off-street parking, a valuable asset in this popular area.

This delightful home is perfect for families or professionals seeking a spacious, character-filled property with modern features and generous outdoor space in a desirable location

1119.00 sq ft | EER = D



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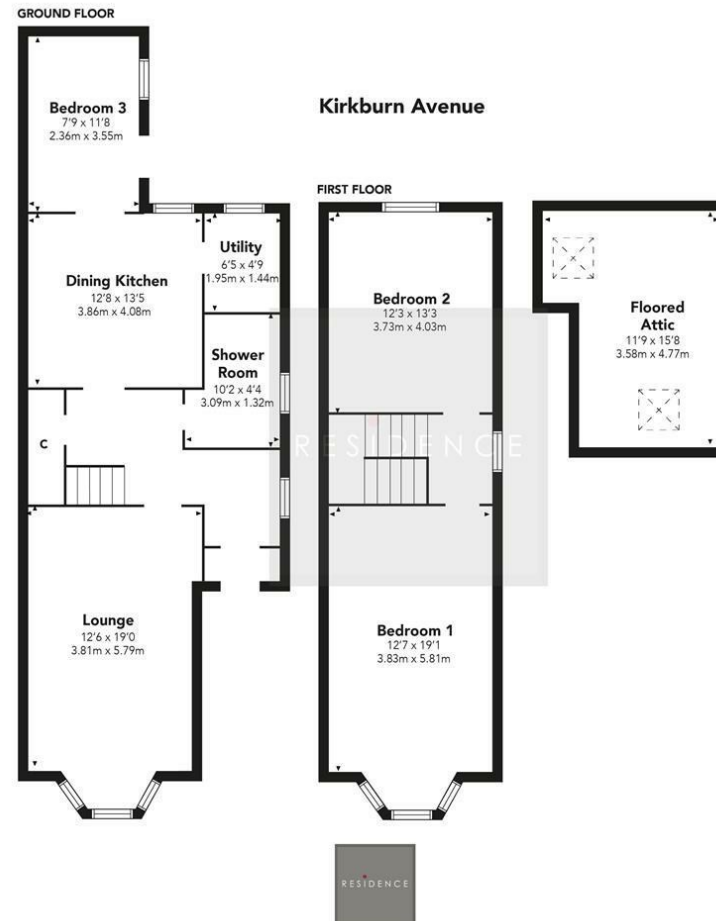




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Viewing by appointment with Residence Uddingston
T: 01698 444222 | E: uddingston@residenceestateagents.co.uk | A: 61-63 Main Street, Uddingston, G71 7EP



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independent investigation of the property to determine to your satisfaction as to the suitability
of the property for your space requirements.
Produced by Plush Plans Ltd

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