



RESIDENCE

256 Cambuslang Road, Cambuslang, G72 7BZ

www.residenceestateagents.co.uk



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



RESIDENCE





2 Bedrooms | 1 Public Rooms | 2 Bathrooms

Situated on the preferred first floor of a modern development, this spacious and contemporary two-bedroom flat offers an excellent standard of living with a thoughtfully designed layout, high-quality finishes, and an abundance of natural light throughout. Ideal for first-time buyers, professionals, or downsizers alike, this property blends comfort with convenience in a popular Cambuslang location.

The property boasts a generous open-plan lounge and kitchen — a bright and sociable space perfect for both relaxing and entertaining. The modern kitchen area is fitted with a range of wall and base units and ample worktop space, while the lounge area provides direct access to one of the property's three private balconies, ideal for enjoying fresh air and outdoor seating.

There are two well-proportioned double bedrooms, each benefiting from built-in storage and private balconies, adding a further sense of light and openness. The principal bedroom features a stylish en-suite shower room, finished to a high standard, while the second bedroom is served by a sleek three-piece family bathroom with a shower over the bath.

Additional benefits include residents' parking, secure door entry, gas central heating, and double glazing throughout.

Located on Cambuslang Road, the property is ideally placed for access to a wide range of local amenities, shops, cafés, and transport links, including nearby train stations and motorway access for commuters.

Early viewing is highly recommended to appreciate the space, layout, and outdoor features this exceptional flat has to offer.

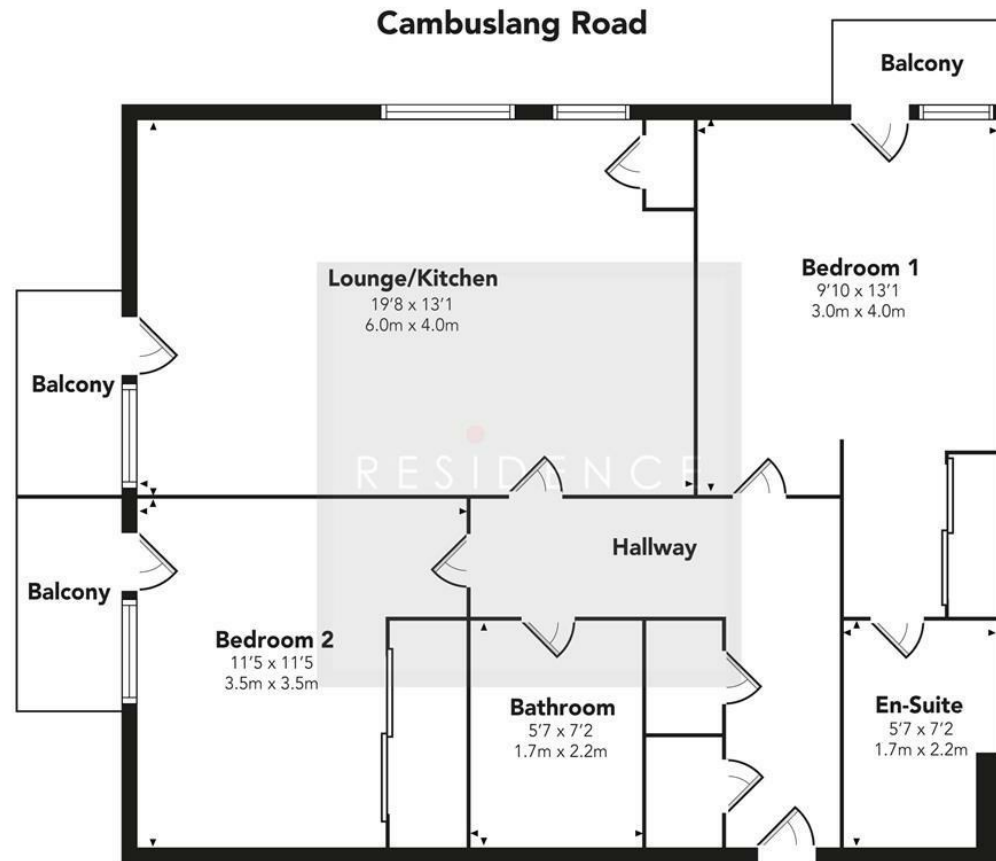


753.47 sq ft | EER = C



RESIDENCE





Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, 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

We believe these details to be accurate; however, 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. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.