

DALLAS McMILLAN

SOLICITORS AND ESTATE AGENTS



**53 HENDERSON
AVENUE,
CAMBUSLANG,
G72 7SB**

**Offers Over
£110,000**



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DESCRIPTION AND LOCATION

Dallas McMillan are delighted to present this 2 bedroomed property in the sought after area of Cambuslang. Not only does the area provide excellent schools and other local amenities, it is also very well connected to the near by city centre of Glasgow.

The property has 2 lovely light bright and well proportioned bedrooms on the upper floor, both of which are served by a bright and airy shower room.

On the ground floor, all rooms lead off a central hallway and benefit from addition light via the glass panelled doors.

The living room has generous proportions, has a feature fireplace and has more than ample space for additional furniture. The kitchen also has wonderful light thanks to the large window, has space for a dining table and there is no shortage of space for additional free standing furniture or appliances .

The predominantly timber framed windows are double glazed with a uPVC double glazed front door and timber rear door. The property has a gas fired central heating system which serves radiators throughout and provides hot water. The Worcester Greenstar 2000 boiler is located in the front bedroom cupboard.

The back garden of this property really is a fabulous bonus, with a raised paved deck area, leading down onto well maintained flower beds surrounding a large grassed area. It is also exceptionally private and perfect for young children and pets as it is very secure.



ACCOMMODATION

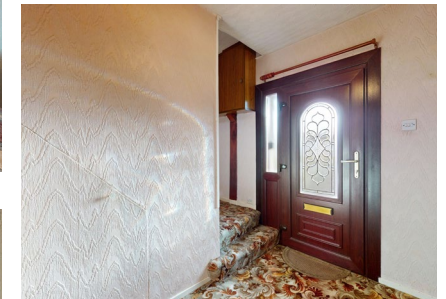
Hallway	8'2" x 5'6"
	5.19m x 1.67.
Lounge/Diner	19'8" x 11'1"
	5.99m x 3.37m
Kitchen	11'0" x 10'3"
	3.34m x 3.2m
Bedroom 1	17'0" x 8'9"
	5.19m x 2.66m
Bedroom 2	11'8" x 10'5"
	3.56m x 3.18m
Shower Room	8'4" x 5'3"
	2.53 m 1.61 m

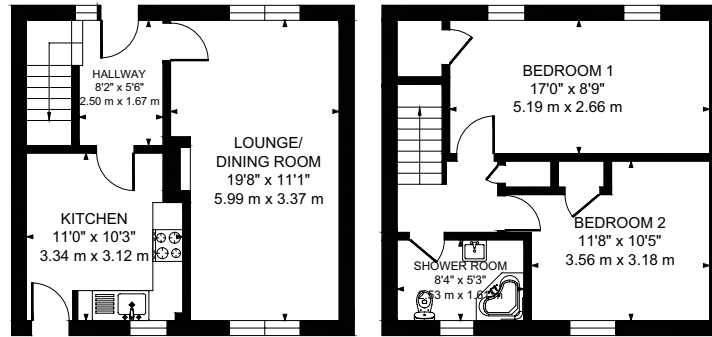
VIEWING

Through solicitors on [0141 333 6750](tel:01413336750)

ENTRY

By negotiation





GROSS INTERNAL AREA
 FLOOR 1 : 403 sq ft - 37 sq m
 FLOOR 2 : 403 sq ft - 37 sq m
 TOTAL : 806 sq ft - 74 sq m

SIZES AND DIMENSIONS APPROXIMATE, ACTUAL MAY VARY.

Produced by Plush Plans Ltd

TRAVEL DIRECTIONS

Through solicitors on 0141 333 6750

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas nor water services nor any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.