



## 39 STRATHCLYDE GARDENS, GLASGOW. G72 7ET.

THIS FIRST FLOOR TWO BEDROOM APARTMENT IS SITUATED IN STRATHCLYDE GARDENS WHICH IS A POPULAR DEVELOPMENT OF LUXURY APARTMENTS IN THE HEART OF CAMBUSLANG, NESTLED WITHIN LANDSCAPED GROUNDS, THE FLAT OFFERS A UNIQUE AND PEACEFUL LIVING EXPERIENCE. THE PROPERTY IS ACCESSED VIA SECURITY CONTROLLED ENTRY, WHILST THE PROPERTY ITSELF IS IN GOOD ORDER INTERNALLY BENEFITTING FROM DOUBLE GLAZING AND GAS CENTRAL HEATING. PRIVATE PARKING. LOCATED JUST MINUTES FROM THE CENTRE OF CAMBUSLANG, THE DEVELOPMENT IS WITHIN EASY REACH OF A WIDE RANGE OF AMENITIES AND EXCELLENT TRANSPORT LINKS, INCLUDING GLASGOW CITY CENTRE, WHICH CAN ALSO BE ACCESSED WITH JUST A SHORT TRAIN RIDE FROM CAMBUSLANG.



- 2 BED LUXURY APARTMENT
- SECURE CONTROLLED ENTRY
- DOUBLE GLAZING
- LANDSCAPE GROUNDS
- SOUGHT AFTER LOCALE
- GAS CENTRAL HEATING
- RESIDENTS' PARKING
- TENURE - ABSOLUTE OWNERSHIP

**OFFERS OVER £99,995**

# 39 STRATHCLYDE GARDENS, GLASGOW. G72 7ET.

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## **LOUNGE** 19' 6" x 11' 7" (5.95M x 3.52M)

GOOD SIZE LOUNGE WITH VIEWS OVER THE REAR OF THE PROPERTY. DARK GREY CARPET. LOUNGE IS OPEN PLAN WITH KITCHEN.

## **KITCHEN** 9' 1" x 7' 7" (2.76M x 2.30M)

BEECH EFFECT WALL AND BASE STORAGE UNITS, DARK GREY WORK SURFACES AND BEECH SPLASHBACK. PLINTH DOWNLIGHTS. INTEGRATED FRIDGE FREEZER. INTEGRATED 4 BURNER GAS HOB, ELECTRIC FAN OVEN AND OVERHEAD EXTRACTOR HOOD, STAINLESS STEEL SPLASHBACK. GREY WOODSTAIN EFFECT VINYL FLOORING.

## **UTILITY ROOM** 6' 3" x 4' 3" (1.91M x 1.30M)

SINK UNIT AND STORAGE CUPBOARD. WASHING MACHINE. ALPHA BOILER. DRYING AREA. RCD CONSUMER UNIT.

## **ENTRANCE HALL** 13' 7" x 4' 9" (4.15M x 1.44M)

SPACIOUS ENTRANCE HALLWAY GIVES ACCESS TO ALL ROOMS. FRESH DECOR THROUGHOUT. DARK GREY CARPET. VIDEO ENTRY HANDSET.

## **MASTER BEDROOM** 15' 8" x 11' 10" (4.77M x 3.60M)

DUAL ASPECT WINDOWS TO SIDE AND REAR. CARPETED THROUGHOUT. BUILT IN STORAGE CUPBOARD / WARDROBE WITH MIRRORED SLIDING DOORS.

## **MASTER EN-SUITE** 7' 7" x 5' 5" (2.30M x 1.65M)

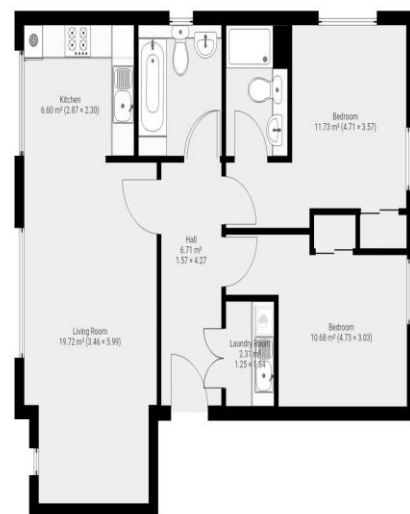
TWO PIECE SUITE, DOUBLE SHOWER CUBICLE WITH OVERHEAD MIXER SHOWER. STONE EFFECT WET WALL. LIGHT GREY WOODSTAIN EFFECT VINYL FLOORING.

## **BEDROOM 2** 15' 7" x 10' 2" (4.74M x 3.09M)

DOUBLE BEDROOM WITH BUILT-IN STORAGE CUPBOARD / WARDROBE HAS MIRRORED SLIDING DOORS. FACING OVER THE REAR OF PROPERTY.

## **BATHROOM** 7' 7" x 7' 1" (2.30M x 2.17M)

THREE PIECE SUITE. SPLASHBACK WALL TILING. HEATED TOWEL RAIL. SIDE FACING FROSTED GLASS WINDOW. LIGHT GREY WOODSTAIN EFFECT VINYL FLOORING.



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