



## 54 LIGHTBURN ROAD, GLASGOW. G72 8UE.

THIS ONE BEDROOM GROUND FLOOR FLAT IS SITUATED IN A QUIET RESIDENTIAL AREA IN CAMBUSLANG, AND OFFERS A RANGE OF LOCAL SHOPPING FACILITIES WITH FURTHER AMENITIES AVAILABLE AT RUTHERGLEN, EAST KILBRIDE AND GLASGOW CITY CENTRE. THE PROPERTY IS IN GOOD ORDER INTERNALLY AND BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING. ON STREET PARKING. PRIVATE FRONT GARDEN AND COMMUNAL REAR AREA. GOOD PUBLIC TRANSPORT LINKS AND LOCAL SCHOOLS ARE SITUATED NEARBY. RECREATIONAL FACILITIES WITHIN THE AREA INCLUDE SEVERAL PUBLIC PARKS, BOWLING AND TENNIS CLUBS AND A CHOICE OF GOLF COURSES. IDEAL STARTER FLAT OR BUY TO LET INVESTMENT.



- ONE BED GROUND FLOOR FLAT
- ON STREET PARKING
- DOUBLE GLAZING
- QUIET RESIDENTIAL AREA
- GAS CENTRAL HEATING
- COMMUNAL REAR GARDEN
- IDEAL FIRST TIME PURCHASE
- GOOD ORDER INTERNALLY

**OFFERS OVER £65,000**

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GLASGOW. G72 8UE.

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**ENTRANCE HALLWAY 8' 3" x 5' 3" (2.52M x 1.61M)**

ENTRANCE HALLWAY HAS VARNISHED FLOOR BOARDS. FRESH DECOR THROUGHOUT THE FLAT. ELECTRIC METER AND RDC CONSUMER UNIT.

**LOUNGE 12' 3" x 11' 1" (3.74M x 3.39M)**

SPACIOUS LOUNGE FACING TO THE FRONT. VARNISHED FLOOR BOARDS. STORAGE CUPBOARD.

**KITCHEN 8' 0" x 6' 6" (2.44M x 1.98M)**

ACCESSED DIRECT FROM LOUNGE VIA FOLDING DOOR. AMPLE PINE EFFECT WALL AND BASE STORAGE UNITS, GREY MARBLE EFFECT MOTTLE WORK SURFACES. CERAMIC HOB, DOUBLE OVEN AND COOKER HOOD. DARK GREY TILE EFFECT LAMINATE FLOORING. FACING TO THE REAR.

**BEDROOM 13' 4" x 11' 8" (4.07M x 3.55M)**

DOUBLE BEDROOM FACING TO THE FRONT. DARK GREY CARPET AND FRESH DECOR.

**BATHROOM 8' 9" x 6' 0" (2.67M x 1.82M)**

THREE PIECE SUITE WITH OVERHEAD ELECTRIC SHOWER UNIT AND RIGID SHOWER SCREEN. TILING AROUND BATH AND SHOWER AREA. MOSAIC EFFECT VINYL FLOORING. STORAGE CUPBOARD.

**COMMUNAL REAR GARDEN**

WELL MAINTAINED COMMUNAL REAR GARDEN AND DRYING AREA.



Castlehead Properties



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