



Newton Brae
Cambuslang, G72 7UW

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Bungalow

3 Bedrooms
1 Reception
1 Bathroom



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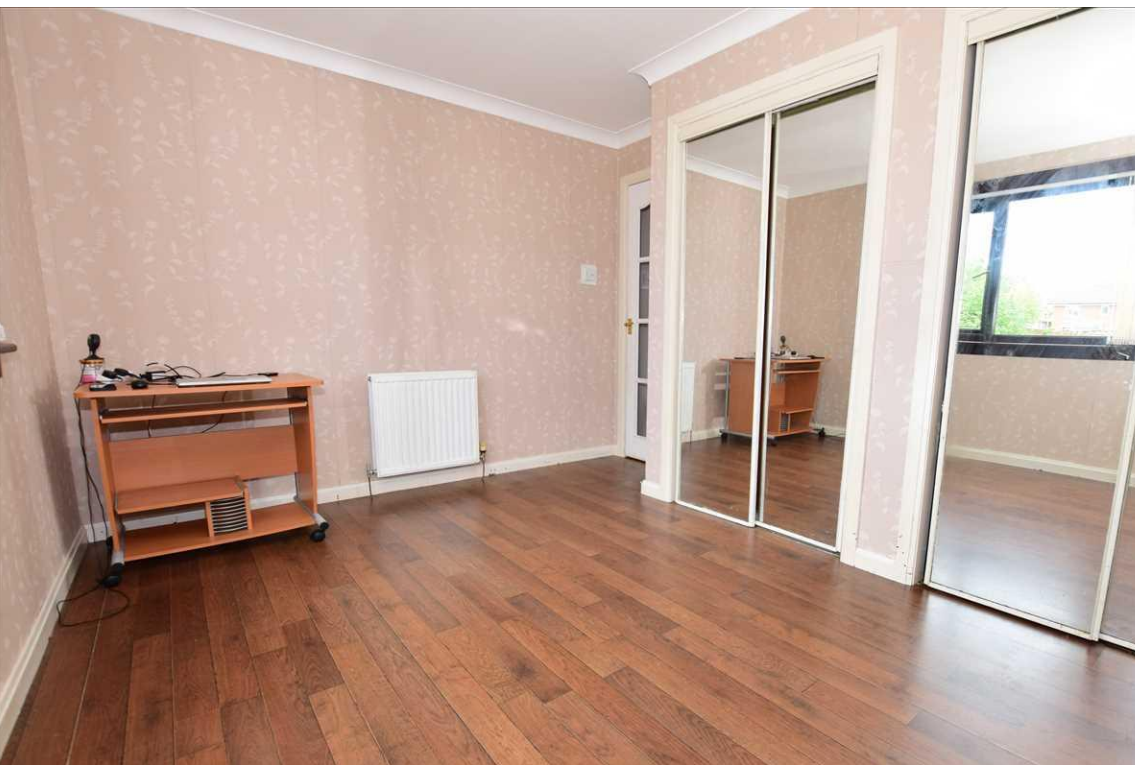
KEY FEATURES

- **Lovely detached bungalow with accommodation all on the ground level**
- **Bright and spacious, front facing lounge with laminate flooring and space for dining**
- **Modern kitchen with cream wall and floor units**
- **3 bedrooms - 2 of which have fitted wardrobes**
- **Recently refitted shower room finished with grey wet-wall panelling**
- **3 car monoblock driveway**
- **Mature gardens to front and rear**
- **Handy for transport links - walking distance to Newton train station**
- **Easy access to M74, M8, M73 and M80 motorways**
- **COUNCIL TAX BAND: E - EPC RATING: D**



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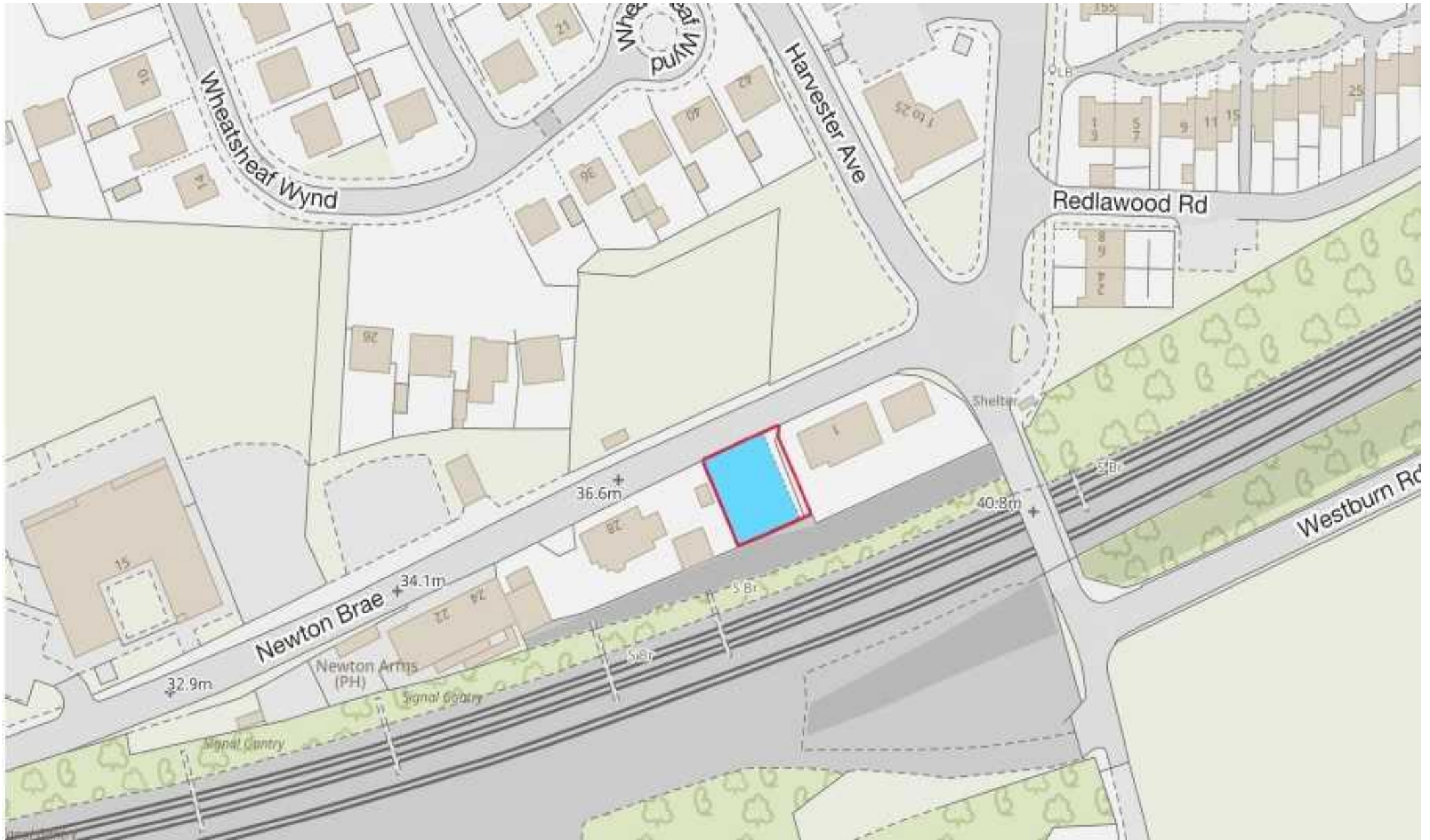












Newton Brae, Cambuslang, G72 7UW

Move On are delighted to present to the market this 3 bedroom bungalow in Cambuslang - Newton Brae.

The accommodation is all on the ground level, and features: A bright and spacious, front facing lounge with laminate flooring and space for dining; lovely, modern fitted kitchen with cream wall and floor units and walnut oak coloured worktops; 3 bedrooms - 2 of which have fitted wardrobes; and a recently refitted shower room with grey wet wall panelling. There is gas central heating and double glazing.

Externally there is a 3 car monoblock driveway to the side; a small front garden; and the mature rear garden has a paved patio area, drying green, pond and perimeter shrubs & plants.

Newton Brae is located in the Newton area of Cambuslang, close to local amenities for day to day shopping, and highly regarded local Primary and Secondary schools. For those commuting, Newton Train Station is within walking distance, and there is easy access to the M74, M8, M73 and M80 motorways.

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ROOM MEASUREMENTS

Lounge: 5.06m (16' 7") x 3.90m (12' 10")

Kitchen: 3.70m (12' 2") x 3.30m (10' 10")

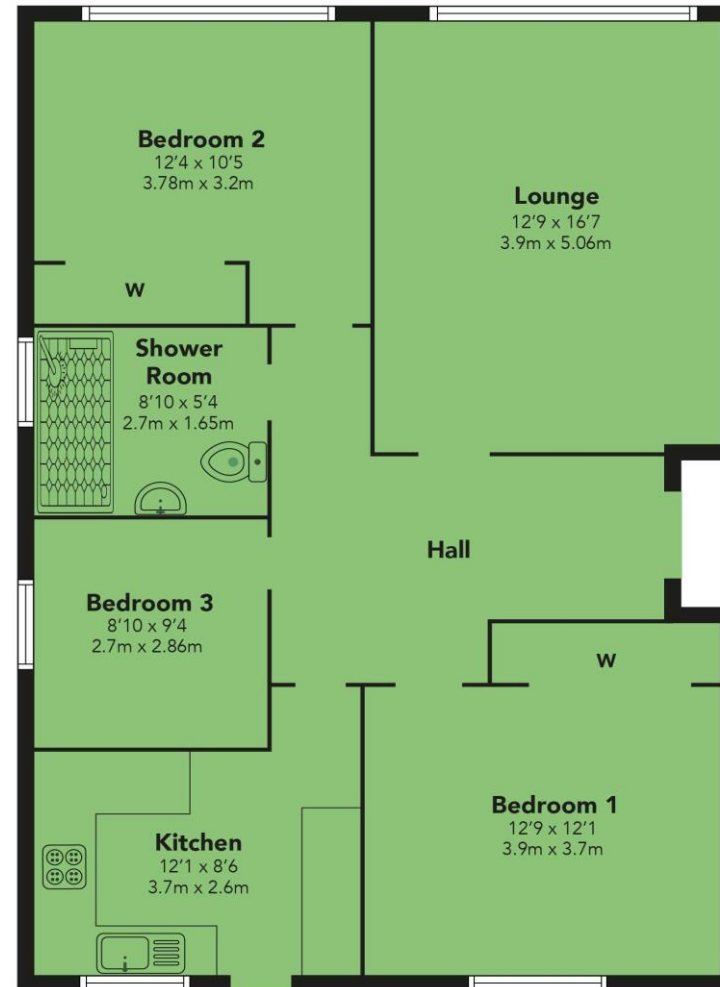
Bedroom 1: 3.90m (12' 10") x 3.70m (12' 2")

Bedroom 2: 3.79m (12' 5") x 3.20m (10' 6")

Bedroom 3: 2.86m (9' 5") x 2.70m (8' 10")

Bathroom: 2.70m (8' 10") x 1.65m (5' 5")

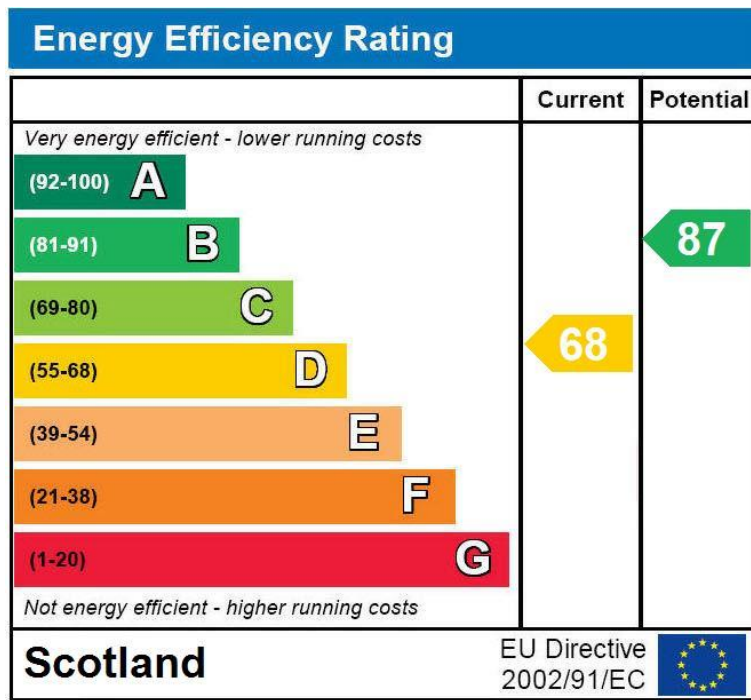
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Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd 

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

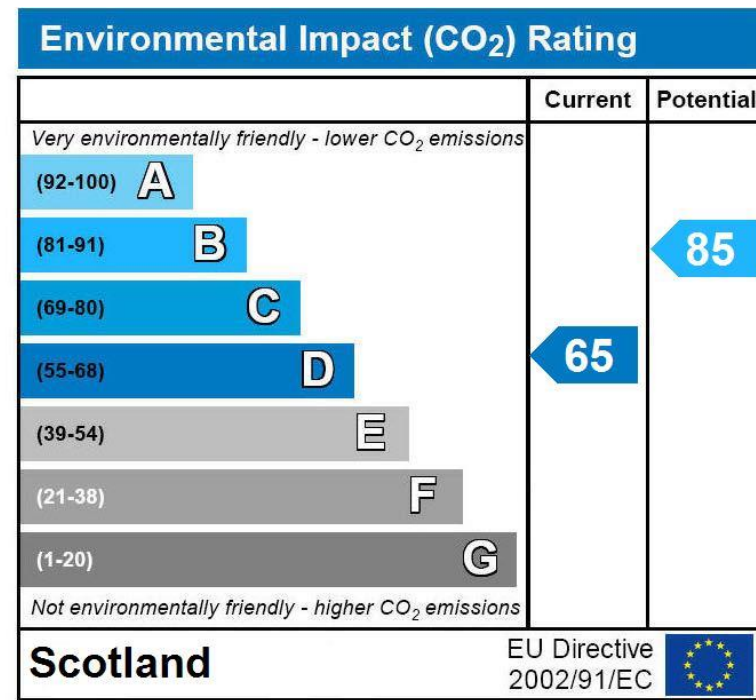


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band D (68)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band D (65)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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