



Birch Drive
Cambuslang, G72 7LY

move  **on**

Birch Drive
Cambuslang
G72 7LY

Semi-detached

**3 Bedrooms
2 Receptions
2 Bathrooms**

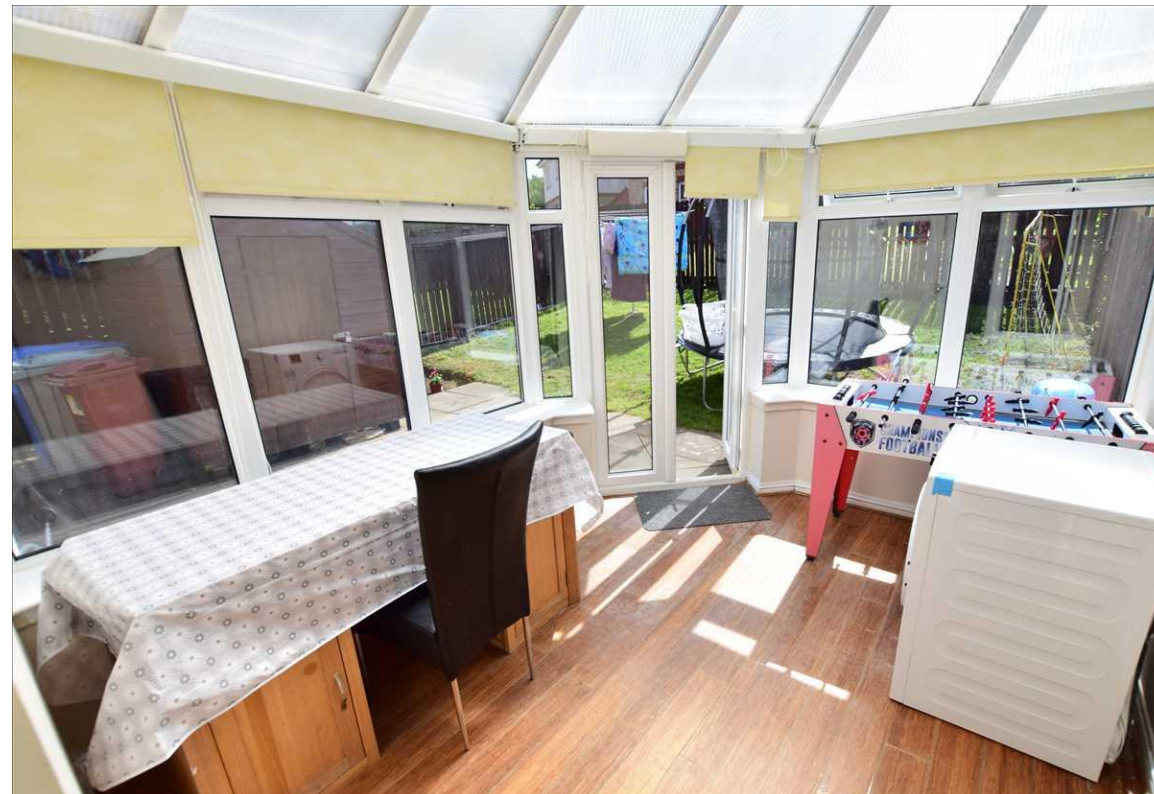


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KEY FEATURES

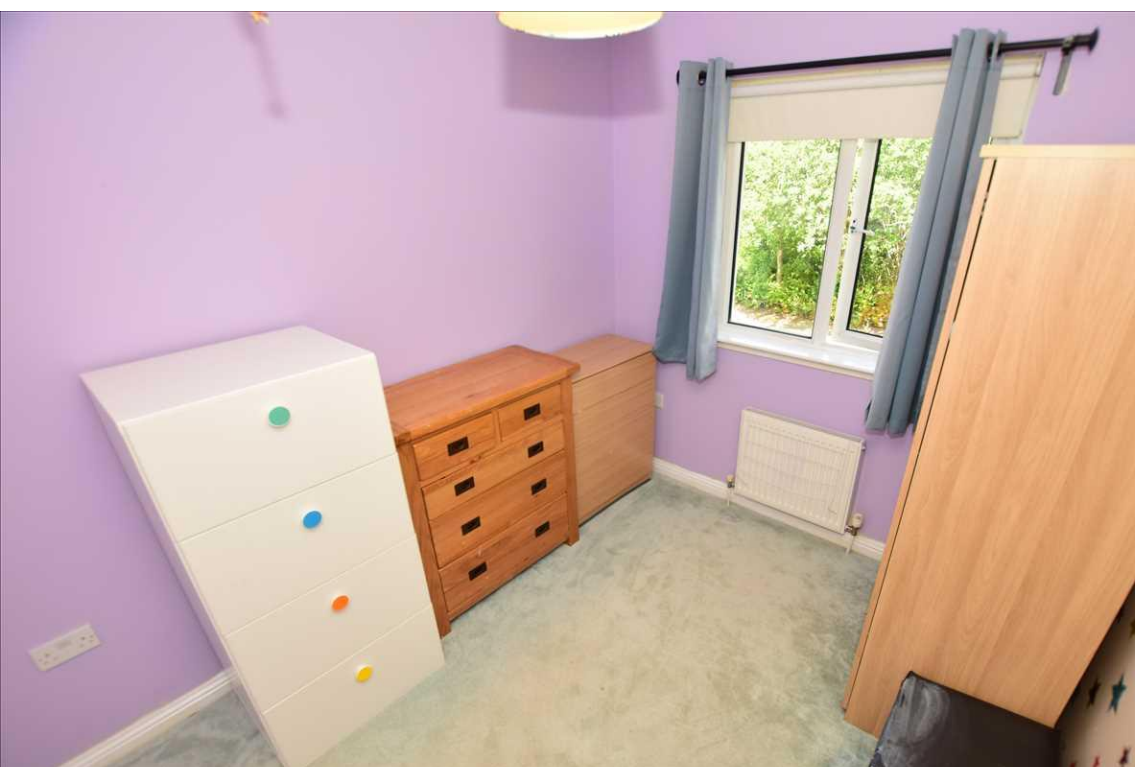
- Semi-detached home with conservatory
- Bright lounge with laminate flooring
- Good sized dining kitchen with white and beech wall and floor units
- Fully tiled bathroom + downstairs WC
- 3 bedrooms, all with fitted storage
- 2 car driveway
- Enclosed garden to rear with lawn and paved patio
- Desirable location close to schools and local amenities in Cambuslang with easy access to Glasgow
- Close to M74 motorway as well as Cambuslang, Newton and Kirkhill train stations
- COUNCIL TAX BAND:C - EPC RATING: C

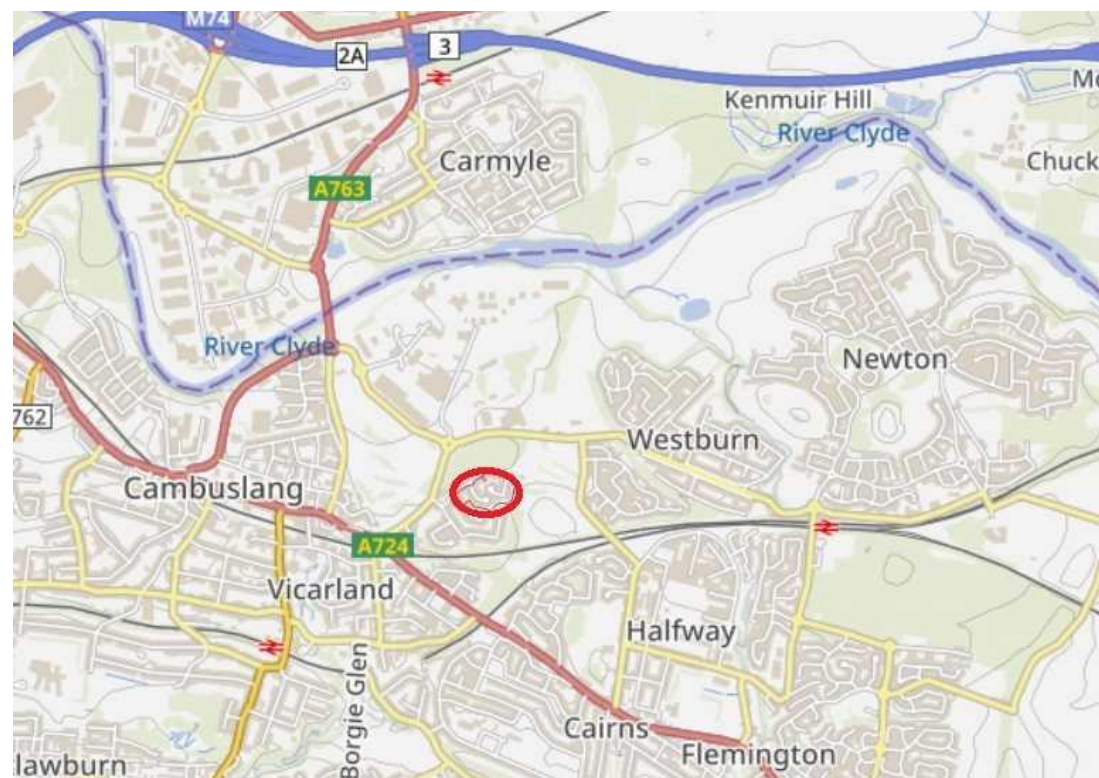


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Birch Drive, Cambuslang, G72 7LY

Move On are delighted to present to the market this 3 bedroom semi-detached home in Cambuslang - Birch Drive.

The accommodation features: A bright lounge with laminate flooring, full width dining kitchen with white and beech wall and floor units, and patio doors leading to the conservatory; convenient downstairs WC; 3 bedrooms on the first floor - all with fitted storage; and a fully tiled bathroom suite. There is gas central heating and double glazing.

Externally there is a small garden to the front laid to lawn, 2 car driveway to the side, and a fully enclosed rear garden with lawn/drying green and a paved patio.

Birch Drive is located in a popular residential area of Cambuslang, close to local amenities for day to day shopping, with further retail and leisure facilities in the nearby towns of East Kilbride, Rutherglen and Hamilton. There is easy access to Glasgow City Centre by bus, train or car - the M74 motorway is just a few moments drive, and nearby train stations include Cambuslang, Newton and Kirkhill.



ROOM MEASUREMENTS

Lounge: 4.50m (14' 9") x 3.90m (12' 10")

Kitchen / Dining: 5.00m (16' 5") x 2.90m (9' 6")

Conservatory: 3.60m (11' 10") x 2.80m (9' 2")

Downstairs WC: 1.60m (5' 3") x 0.90m (2' 11")

Bedroom 1: 3.80m (12' 6") x 2.80m (9' 2")

Bedroom 2: 2.90m (9' 6") x 2.40m (7' 10")

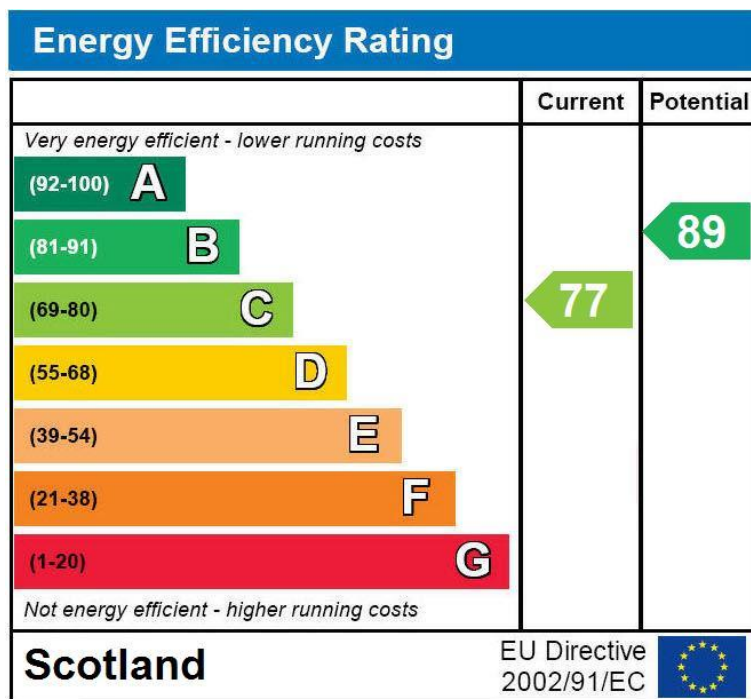
Bedroom 3: 3.10m (10' 2") x 2.40m (7' 10")

Bathroom: 2.10m (6' 11") x 2.10m (6' 11")



Floorplans are indicative only - NOT TO SCALE

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.

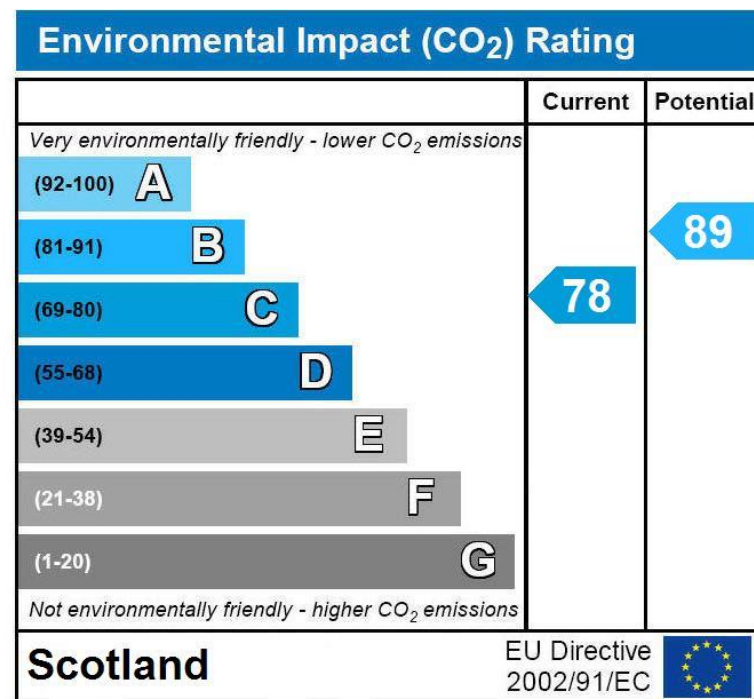


Energy Efficiency Rating

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 C (77)**. 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 C (78)**. 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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