



OFFERS OVER

£395,000

Hawthorn Way
Cambuslang, G72 7AF

PROPERTY SUMMARY

An outstanding modern detached villa, offering spacious, open plan living, six generous sized bedrooms and a high-quality finish throughout. This stunning family home enjoys a prime elevated position, affording arguably one of the best views over Glasgow.

The ground floor layout has been meticulously designed to provide a flowing and generous space for family and entertaining with the picture bifold doors framing the incredible views over the city.

Upon entering this lovely property, the accommodation extends to; reception hallway, substantial lounge area flowing into dining space and tasteful modern fitted kitchen with integrated appliances, separate utility room, cloaks/wc and large storage cupboard. The bifold doors along the rear of the bright and airy living space lead onto an extensive raised sun deck.

On the first floor there are four well-appointed bedrooms; one with en-suite shower room and a recently fitted three-piece family bathroom with over-bath shower.

6



3



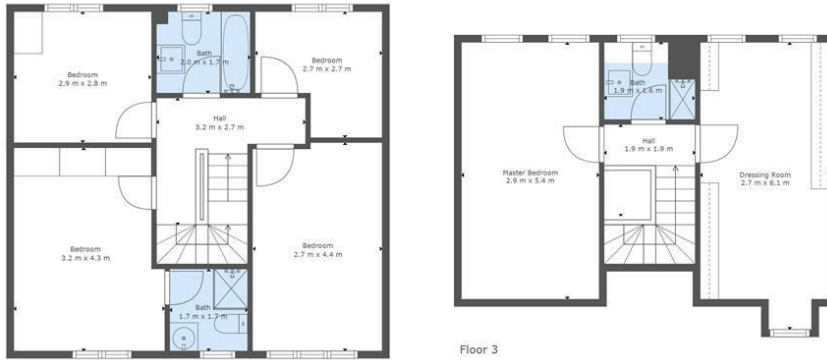
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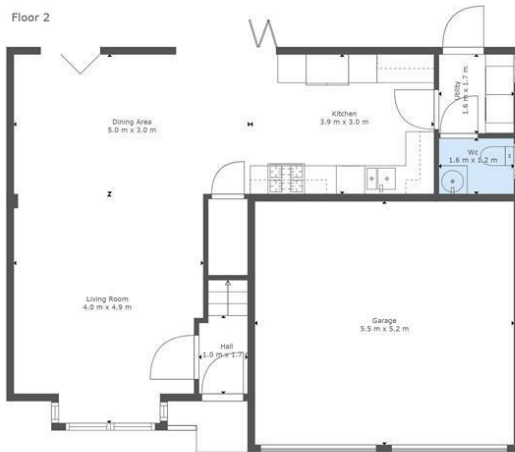








Floor 3



Floor 1

TOTAL: 146 m²
 FLOOR 1: 54 m², FLOOR 2: 56 m², FLOOR 3: 36 m²
 EXCLUDED AREAS: GARAGE: 28 m², " ": 1 m², LOW CEILING: 5 m²

This Floorplan Is Intended To Give An Indication Of The Layout Only.



LOCAL AUTHORITY

South Lanarkshire

TENURE

Freehold

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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