



**Upper Ell Gate, Cambuslang Glasgow G72 8ZL**

**welcome to**  
**Upper Ell Gate, Cambuslang**  
**Glasgow**

- Modern Detached Villa
- Bright Spacious Lounge
- Dining Room / Family Room
- Four Bedrooms
- Dining Kitchen

Tenure: Freehold EPC Rating: B

offers over

**£265,000**

We are pleased to offer to the market this immaculate and deceptively spacious Detached Villa which is located in the sought after suburb of Cambuslang.

Presented to the market in walk in condition and providing generously proportioned family accommodation that comprises of entrance hall, stunning lounge, modern fitted kitchen with pleasant dining area positioned on an open plan basis with patio doors leading to landscaped gardens to rear. A convenient utility room, dining room/play room and downstairs w.c. completes the ground floor accommodation.

Located at first floor level there are four generously proportioned and beautifully presented bedrooms, master with en suite facility. A luxury bathroom incorporating three piece suite completes the first floor.

Offered to the market in excellent order throughout this property features a fresh and tasteful decorative programme, a system of gas central heating and double glazed window units. Externally the property offers its own well maintained landscaped garden grounds which are located to rear and driveway to side.

Cambuslang offers a range of local shopping facilities with further amenities available at Rutherglen and East Kilbride. Access is available to the motorway network system. 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.

Viewing Advised.

**Entrance Hallway**

**Lounge**

14' x 10' 10" ( 4.27m x 3.30m )

**Family Room / Dining Room**

10' 1" x 8' 9" ( 3.07m x 2.67m )

**Dining Kitchen**

19' 5" x 10' 4" Max ( 5.92m x 3.15m Max )

**Downstairs Wc**

**Utility Room**

6' 3" x 5' 7" ( 1.91m x 1.70m )

**Bedroom One**

11' 8" x 10' 5" ( 3.56m x 3.17m )

**En-Suite**

**Bedroom Two**

12' 8" x 8' ( 3.86m x 2.44m )

**Bedroom Three**

10' x 8' 9" ( 3.05m x 2.67m )

**Bedroom Four**

8' 9" x 7' 3" ( 2.67m x 2.21m )

**Bathroom**

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**Property Ref:**  
BS107444 - 0013

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Ground Floor



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