



Borgie Crescent, Cambuslang Glasgow G72 8JU

welcome to Borgie Crescent, Cambuslang Glasgow

- Stunning Semi Detached Villa
- Bright Spacious Lounge
- Fitted Dining Kitchen
- Two Double Bedrooms
- Family Bathroom

Tenure: Freehold EPC Rating: D

offers over

£150,000

A fantastic opportunity to acquire a property providing an excellent lifestyle and is exceptional in terms of quality. This Semi Detached Villa is over two levels and occupies a prime position within this popular residential address.

Providing bright and generously proportioned family accommodation, the interior comprises of welcoming reception hall, bright spacious lounge, fitted dining kitchen with a range of base and wall mounted units, The upper level has two bedrooms and family bathroom.

Externally beautiful rear garden with lawn, decking and fencing for a degree of privacy, an added extra is this amazing barbecue cabin which seats 10 for all your friends and family to enjoy. On Street Parking.

Rutherglen offers access to the M74 providing links to Glasgow City Centre and further afield. There are a number of well serviced bus routes and three train stations are located within the Rutherglen area. A selection of primary and secondary schooling is available as well as an abundance of shops, bars, restaurants, a library and a park providing recreational grounds within this established residential area.

Entrance Hallway

Lounge

15' x 13' 7" Max (4.57m x 4.14m Max)

Dining Kitchen

17' 2" x 8' 8" (5.23m x 2.64m)

Bedroom One

13' 4" Max x 11' 5" (4.06m Max x 3.48m)

Bedroom Two

12' 6" x 9' 6" Max (3.81m x 2.90m Max)

Bathroom

7' 2" x 5' 8" (2.18m x 1.73m)

view this property online [allenandharris.co.uk/Property/BSD108312](https://www.allenandharris.co.uk/Property/BSD108312)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

BSD108312 - 0003



0141 613 3992



Burnside@allenandharris.co.uk



240 Stonelaw Road, Rutherglen, GLASGOW,
Lanarkshire, G73 3SA



[allenandharris.co.uk](https://www.allenandharris.co.uk)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online allenandharris.co.uk/Property/BSD108312

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
BSD108312 - 0003


allen & harris



0141 613 3992



Burnside@allenandharris.co.uk



240 Stonelaw Road, Rutherglen, GLASGOW,
Lanarkshire, G73 3SA



allenandharris.co.uk