



**Flat 1/8 Cambuslang Road, Cambuslang Glasgow G72 7BZ**

**welcome to**

## **Flat 1/8 Cambuslang Road, Cambuslang Glasgow**

- Modern First Floor Flat
- Bright Spacious Lounge
- Fitted Open Plan Kitchen
- Two Double Bedrooms
- En-Suite Shower Room & Family Bathroom

Tenure: Freehold EPC Rating: B

offers over

**£110,000**

An extremely impressive, first floor apartment and offered to the market in great condition throughout offering excellent living space.

Offering bright and airy accommodation the spacious interior offers entrance hallway with storage, a stunning bright spacious lounge with patio doors opening to a private balcony ideal for alfresco dining, modern fitted kitchen has a range of base and wall mounted units, two good sized bedrooms (master en suite) and family bathroom.

The property features a system of gas central heating and double glazed window units whilst a neutral decorative theme is in place throughout. Good Storage.

Externally the property sits amidst well maintained communal gardens which are surrounding whilst furthermore there is ample off street residents parking with allocated spaces.

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.

Offering an excellent opportunity for young and old alike early viewing is advised.

### **Entrance Hallway**

### **Lounge**

17' 7" Max x 11' 1" ( 5.36m Max x 3.38m )

### **Kitchen**

8' 3" x 7' 2" ( 2.51m x 2.18m )

### **Bedroom One**

17' 7" Max x 9' 5" ( 5.36m Max x 2.87m )

### **En-Suite**

6' 11" x 5' 11" ( 2.11m x 1.80m )

### **Bedroom Two**

9' 5" x 9' 2" Max ( 2.87m x 2.79m Max )

### **Bathroom**

7' 4" x 6' 5" ( 2.24m x 1.96m )

**view this property online** [allenandharris.co.uk/Property/BSD108479](http://allenandharris.co.uk/Property/BSD108479)



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:**

BSD108479 - 0002



**0141 613 3992**



[Burnside@allenandharris.co.uk](mailto:Burnside@allenandharris.co.uk)



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



**[allenandharris.co.uk](http://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](http://www.focalagent.com)

**view this property online** [allenandharris.co.uk/Property/BSD108479](http://allenandharris.co.uk/Property/BSD108479)

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:**  
BSD108479 - 0002

  
allen & harris



**0141 613 3992**



[Burnside@allenandharris.co.uk](mailto:Burnside@allenandharris.co.uk)



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



**[allenandharris.co.uk](http://allenandharris.co.uk)**