



**Azalea Gardens, Cambuslang GLASGOW G72 7ZX**

**welcome to**  
**Azalea Gardens, Cambuslang**  
**GLASGOW**

- Modern Family Detached Villa
- Bright Spacious Lounge
- Dining Room
- Fitted Kitchen
- Family Room

Tenure: Freehold EPC Rating: C

offers over

**£280,000**

Presented to the market is this delightful modern detached villa, which will not fail to impress upon inspection.

Providing bright and generously proportioned family accommodation the interior comprises of immediately impressive and welcoming entrance hallway, attractive lounge, dining room, fitted kitchen with a range of base and wall mounted storage units and access to the rear gardens, great size family room and downstairs WC.

The upper level has master bedroom with en-suite and a further three bedrooms and family bathroom with three piece suite.

The property further benefits from gas central heating, driveway and gardens.

Early viewing is strongly advised.

Cambuslang itself offers a host of amenities including nurseries, schools at both primary and secondary levels, recreational facilities, sports clubs, golf courses and a variety of day-to-day shopping is available. Newton and Cambuslang Railway Stations are easily accessed as are the excellent road links including the M74 allowing convenient access to Glasgow City centre and the Central Belt motorway network system.

**Entrance Hallway**

**Lounge**

14' 6" x 11' 8" ( 4.42m x 3.56m )

**Dining Room**

10' 8" x 8' 9" ( 3.25m x 2.67m )

**Kitchen**

15' 4" x 8' 8" ( 4.67m x 2.64m )

**Family Room**

16' 9" x 16' 8" ( 5.11m x 5.08m )

**Downstairs Wc**

**Bedroom One**

13' 2" x 10' 7" ( 4.01m x 3.23m )

**En-Suite**

7' x 4' 4" ( 2.13m x 1.32m )

**Bedroom Two**

12' 4" x 8' 8" ( 3.76m x 2.64m )

**Bedroom Three**

10' 8" x 8' 3" ( 3.25m x 2.51m )

**Bedroom Four**

8' 7" x 8' 2" ( 2.62m x 2.49m )

**Family Bathroom**

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**Property Ref:**  
BSD108655 - 0003

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