



**Clydeford Road, Cambuslang Glasgow G72 7JF**

**welcome to**  
**Clydeford Road, Cambuslang**  
**Glasgow**

- Semi Detached Villa
- Bright Spacious Lounge With Bay Window
- Dining Room
- Fitted Kitchen & Conservatory
- Two Bedrooms

Tenure: Freehold EPC Rating: E

offers over  
**£240,000**

Set within this popular location of Cambuslang, this traditional semi detached villa is brought to the market in walk in condition.

Entering via the front doorway, with impressive entrance hallway, gives access to all lower apartments. The front facing living room has bay window with views to the front. Dining room/sitting room, fitted kitchen which has a range of base and wall mounted units and access to the rear garden, conservatory and downstairs wc completes the lower accommodation. On the upper level are two bedrooms and modern family shower room.

Further benefits include gas central heating, front and rear gardens and driveway.

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.

**Entrance Hallway**

**Lounge**

15' 4" Into Bay x 13' 6" ( 4.67m Into Bay x 4.11m )

**Dining Room / Sitting Room**

15' 4" x 12' 3" ( 4.67m x 3.73m )

**Kitchen**

19' 4" x 8' 4" ( 5.89m x 2.54m )

**Conservatory**

16' 1" x 8' 4" ( 4.90m x 2.54m )

**Downstairs Wc**

**Bedroom One**

Irregular Shaped Room 16' x 13' ( 4.88m x 3.96m)

**Bedroom Two**

Irregular Shaped Room 13' 3" x 6' 9" ( 4.04m x 2.06m)

**Shower Room**

8' 11" x 7' 2" ( 2.72m x 2.18m )

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**Property Ref:**  
BSD108678 - 0002

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