



**Silverbanks Road, Cambuslang Glasgow G72 7FJ**

## welcome to Silverbanks Road, Cambuslang Glasgow

- Modern Second Floor Flat
- Bright Spacious Lounge With Balcony
- Open Plan Fitted Kitchen
- Utility Room
- Two Bedrooms (One with En-Suite & Balcony)

Tenure: Freehold EPC Rating: B

offers over  
**£130,000**

A simply stunning second floor flat set in a highly sought after development. In true walk in condition this fine flat is a credit to its current owner and early viewing is highly recommended in order to appreciate the quality, standard and style of accommodation on offer.

The property comprises communal hall with elevator, reception hall, lounge with balcony off and open plan fitted kitchen which has a range of base and wall mounted storage units, utility room, two bedrooms (bedroom one with balcony and new en-suite shower room) and quality bathroom with three piece suite.

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

Externally the property sits amidst well maintained communal garden grounds, private parking, security entry system and lift access.

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 / Open Plan Kitchen

23' 11" Max x 14' 9" Max ( 7.29m Max x 4.50m Max )

### Utility Room

6' 7" x 5' 7" ( 2.01m x 1.70m )

### Bedroom One

18' 4" Max x 16' 9" Max ( 5.59m Max x 5.11m Max )

### En-Suite Shower Room

8' 6" x 7' 6" ( 2.59m x 2.29m )

### Bedroom Two

11' 10" x 9' 10" ( 3.61m x 3.00m )

### Family Bathroom

7' 10" x 7' 6" ( 2.39m x 2.29m )

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**Property Ref:**  
BSD108749 - 0003

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