



**Ardoch Gardens, Cambuslang Glasgow G72 8HB**

## welcome to Ardoch Gardens, Cambuslang Glasgow

- Stunning First Floor Sandstone Flat
- Bright Spacious Bay Window Lounge
- Modern Fitted Dining Kitchen
- Three Good Sized Bedrooms
- Family Bathroom With Four Piece Suite

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

offers over  
**£200,000**

Presented to the market in excellent order throughout this unique bright and well proportioned traditional first floor flat offers an excellent opportunity for young and old alike.

The accommodation comprises of entrance and stairwell, immediately impressive and welcoming reception hall, impressive formal lounge with bay window to front, dining kitchen which has a range of base and wall mounted storage units, three well proportioned good sized bedrooms and family bathroom with four piece suite. A fresh and neutral decorative programme is also in place throughout.

The property further benefits from having gas central heating system and stunning rear garden.

Early viewing is advised to appreciate the size and style contained within.

Located within this popular and established residential locale the property is well placed for local amenities within nearby Burnside and Rutherglen which cater for day to day requirements. Alternatively the area benefits from frequent public transport and motorway links. Cambuslang Train Station is short walk away, with an excellent one stop commuter link train journey to Glasgow Central.

### Entrance Hallway

### Lounge

17' 9" Into Bay x 11' 8" Max ( 5.41m Into Bay x 3.56m Max )

### Dining Kitchen

19' 4" Max x 11' 1" ( 5.89m Max x 3.38m )

### Bedroom One

15' 4" x 14' 6" ( 4.67m x 4.42m )

### Bedroom Two

12' 3" x 11' 9" Max ( 3.73m x 3.58m Max )

### Bedroom Three

15' 3" Max x 8' ( 4.65m Max x 2.44m )

### Bathroom

12' 1" x 5' 3" ( 3.68m x 1.60m )

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**Property Ref:**  
BS108779 - 0007

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