



Kirkhill Avenue, Cambuslang Glasgow G72 8EW

welcome to Kirkhill Avenue, Cambuslang Glasgow

- Semi Detached Bungalow
- Bright Spacious Lounge
- Stunning Modern Kitchen
- Two Good Sized Bedrooms
- Modern Shower Room

Tenure: Freehold EPC Rating: C

offers over

£160,000

Presented to the market to an exacting standard throughout this attractive Semi Detached Bungalow enjoys a prime position and offers deceptively spacious accommodation suitable for young and old alike.

The accommodation comprises of entrance hallway, immediately impressive lounge with space for dining area, modern fitted kitchen which has a range of base and wall mounted storage units and access to the rear garden, two well proportioned bedrooms and family shower room. The property further features a fresh and neutral decorative program.

Externally the property also enjoys its own well maintained garden grounds which are positioned to the front and rear. Great size driveway. Viewing is advised to appreciate size and style contained within.

Located within this popular residential location, the property is well placed for local amenities which cater for day to day requirements. Alternatively the area benefits from frequent public transport links which provides fast commuter access to nearby Rutherglen, East Kilbride and Glasgow City Centre. Established schooling is available locally both at primary and secondary levels while furthermore ease of access is available onto the M74 motorway network.

Entrance Hallway

Lounge

16' 9" x 9' 3" (5.11m x 2.82m)

Kitchen

10' 8" x 6' 5" (3.25m x 1.96m)

Bedroom One

10' 9" x 8' 9" (3.28m x 2.67m)

Bedroom Two

11' x 7' (3.35m x 2.13m)

Shower Room

6' 3" x 4' 8" (1.91m x 1.42m)

view this property online allenandharris.co.uk/Property/BSD108730



Property Ref:
BSD108730 - 0003

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.



0141 613 3992



Burnside@allenandharris.co.uk



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



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

view this property online allenandharris.co.uk/Property/BSD108730

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:
BSD108730 - 0003


allen & harris



0141 613 3992



Burnside@allenandharris.co.uk



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



allenandharris.co.uk