



**Croft Road, Cambuslang Glasgow G72 8LB**

## welcome to Croft Road, Cambuslang Glasgow

- Masionette Flat
- Bright Spacious Lounge
- Good Sized Kitchen
- Two Bedrooms
- Shower Room

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

offers over  
**£80,000**

Presented to the market is this generously proportioned first floor maisonette flat located within a popular locale.

Internally the accommodation comprises of welcoming reception hall, bright formal lounge, fitted kitchen with a range of base and wall mounted units, two generous bedrooms and well equipped shower room incorporating three piece suite.

The property further features gas central heating, good storage solutions including cellar and on street parking, Early viewing is strongly advised.

Positioned within this prime residential locale the property is well placed for local Cambuslang/ Burnside/Rutherglen amenities which provide a range of shops and supermarkets catering for day to day requirements. Alternatively the area benefits from frequent public transport links which provide fast commuter access to nearby East Kilbride and onto Glasgow city centre respectively. Established schooling is available locally at both primary and secondary levels whilst furthermore access pass onto the M74/M8 motorway networks are easily accessible.

### Entrance Hallway

### Lounge

18' 2" Max x 10' 6" ( 5.54m Max x 3.20m )

### Kitchen

11' 4" x 9' 8" ( 3.45m x 2.95m )

### Bedroom One

11' 7" x 10' 6" ( 3.53m x 3.20m )

### Bedroom Two

11' 7" x 10' 3" ( 3.53m x 3.12m )

### Shower Room

6' 5" x 6' 4" ( 1.96m x 1.93m )

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**Property Ref:**  
BSD108844 - 0002

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**0141 613 3992**



[Burnside@allenandharris.co.uk](mailto:Burnside@allenandharris.co.uk)



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



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