



**Newton Avenue, Cambuslang Glasgow G72 7RL**

## welcome to Newton Avenue, Cambuslang Glasgow

- Three spacious bedrooms
- Bright living room leading into kitchen/dining area
- Downstairs WC
- Private driveway
- Walking distance to Newton Train Station

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

offers over  
**£175,000**

Welcome to this beautifully presented three-bedroom semi-detached home located in the desirable Newton Avenue area. Ideal for families and commuters alike, this property offers modern living with excellent local amenities and transport links right on your doorstep.

The ground floor features a spacious living room that seamlessly flows into a bright and airy kitchen/dining area, perfect for entertaining or family meals. The kitchen benefits from under-stair storage and patio doors that open directly onto a well-maintained rear garden, creating a fantastic indoor-outdoor space. A convenient downstairs WC completes the ground floor.

Upstairs, the home offers three well-proportioned bedrooms, including a master bedroom with a fitted wardrobe, and a stylish family bathroom.

Externally, the property boasts a private driveway, offering off-street parking.

Located just a short walk from Newton Train Station and Newton Farm Primary School, this home is perfectly positioned for both commuting and family life.

### Lounge

14' 7" x 12' 6" ( 4.45m x 3.81m )

### Kitchen/Dining Room

15' 7" x 10' 6" ( 4.75m x 3.20m )

### Wc

Irregular Shaped Room 6' 5" Max x 3' 1" ( 1.96m Max x 0.94m )

### Bedroom 1

12' 1" x 9' 5" max ( 3.68m x 2.87m max )

### Bedroom 2

11' 5" x 9' 5" max ( 3.48m x 2.87m max )

### Bedroom 3

8' 6" x 7' 5" ( 2.59m x 2.26m )

### Bathroom

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

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**Property Ref:**  
BSD108919 - 0002

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