

property details **approval form**

85 Leighton Court, Cambuslang, GLASGOW, Lanarkshire, G72 6WL

Date: 24 October 2025

Property Ref and Version: BSD108906 - 0008

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £105,000

Tenure: Freehold

>> **key features**

- > Top floor modern flat in Newton Farm, Cambuslang
- > One spacious bedroom with built-in walk-in wardrobe
- > Open-plan kitchen and living area with Juliette balcony
- > Private residents' parking
- > Secure entry system and well-kept stairwell
- > Perfect first-time buy
- > Close to Newton Train Station - excellent commuter links
- > EPC Rating: B

>> **short description**

Allen & Harris are delighted to present to the market this beautifully presented one-bedroom top floor flat located in the popular Newton Farm development in Cambuslang. Modern, bright, and well-maintained throughout, this property offers an excellent opportunity for first-time buyers.

>> **long description**

This beautifully presented one-bedroom top floor flat is located in the popular Newton Farm development in Cambuslang. Modern, bright, and well-maintained throughout, this property offers an excellent opportunity for first-time buyers or anyone seeking a stylish home in a convenient location.

The property comprises a spacious open-plan kitchen and living area, complete with a Juliette balcony that floods the room with natural light. The generous double bedroom benefits from a walk-in wardrobe, providing ample storage space. A modern bathroom and excellent finishing throughout further enhance the appeal of this home.

Externally, the property offers private residents' parking, a secure entry system, and a clean, well-maintained stairwell.

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Situated close to Newton Train Station, the flat provides easy access to Glasgow city centre and beyond, making it perfect for commuters.

This property truly is an ideal first home and ready to move into.

>> **directions**

>> **Agent Note**

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>> room description

Living Room

17' 4" x 9' 8" (5.28m x 2.95m)

Kitchen

9' 9" x 6' 2" (2.97m x 1.88m)

Bedroom

13' 8" x 10' (4.17m x 3.05m)

Bathroom

10' 1" x 6' 1" max (3.07m x 1.85m max)

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>> **room description**

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>> **property images**



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>> floor plan



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

>> approval

	Signature	Date
Gary Lindsay		
Mr S. McIntosh		