



RANDOLPH BANK

12 ARDOCH GROVE, CAMBUSLANG

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4 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

This outstanding home delivers contemporary finishes cleverly combined with traditional features all within a generous South facing plot.

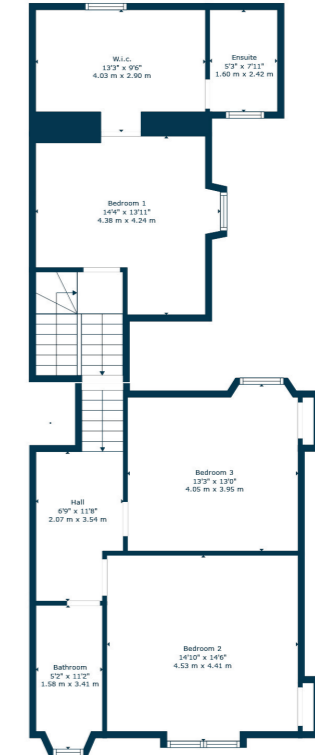
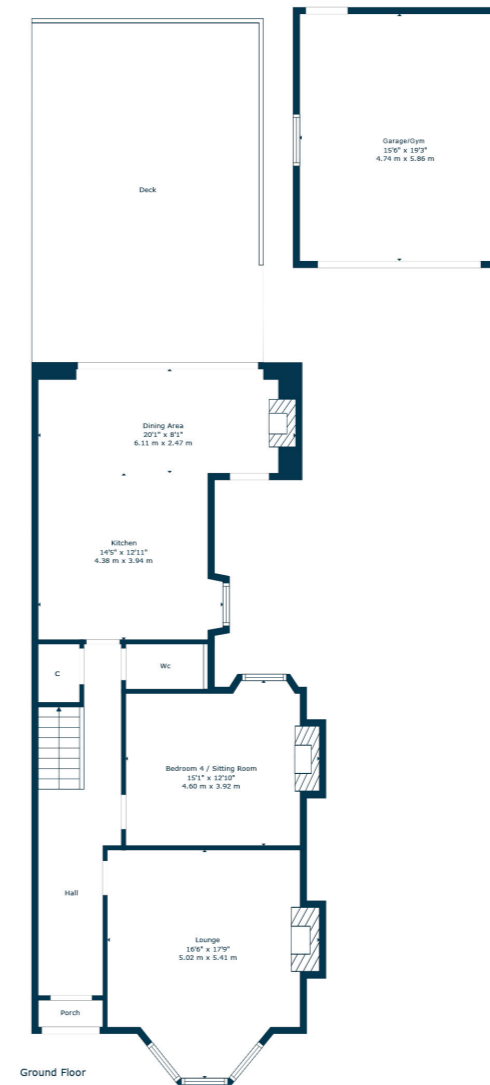
The ground floor accommodation includes; vestibule via storm doors, reception hallway with WC adjacent, bay windowed lounge, sitting room/bedroom four and an outstanding dining kitchen to the rear of the building with bi-folding doors opening out to the garden. The kitchen was sourced from Palazzo and includes integrated Siemens appliances, granite worktops and a centre island with a clever lip for stool seating.

The original staircase with feature balustrade leads to a split landing revealing a wonderful principal bedroom suite to the rear complete with walk-in dressing room and an en-suite shower room. There are two further double bedrooms at full first floor level and a three piece shower room.

The property retains a number of period features such as moulded woodwork, ceiling plasterwork, a marble fire surround and exposed timber flooring. There is a Nest controlled gas central heating system alongside double glazed windows and a security alarm. There are two gas fires at ground floor level (one remote controlled) and the WC, en-suite and shower room all having tiling sourced from Porcelanosa.

Externally the property sits within established grounds gently sloping from the front to the rear boundary. Driveway parking to the side of the building allows space for several vehicles and access to a smart detached garage with power/light, insulation and an electric front door. The rear garden has been professionally landscaped and faces South to catch the sun including a timber deck adjacent to the kitchen bi-folds, lawns, beddings, perimeter fencing, an outside tap and a timber shed for storage.





Floor 1

12 Ardoch Grove is within half a mile of various shops and amenities as well as Cambuslang train station. Cambuslang main street provides extensive retail options alongside the Kingsgate or Forge shopping parks both of which are within three miles of the front door. Junction 2 of the M74 gives access to Scotland's motorway network.

SS4782 | Sat Nav: Randolph Bank, 12 Ardoch Grove, Cambuslang, G72 8HA

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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