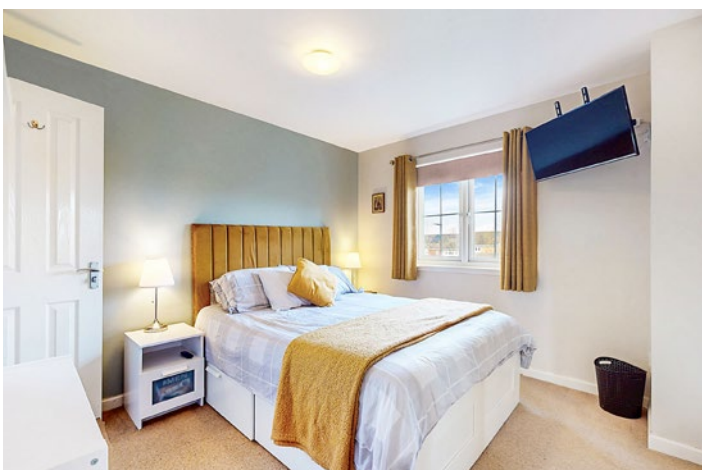




SOLICITORS & ESTATE AGENTS



THREE-BEDROOM DETACHED VILLA
17 Wheatsheaf Wynd, Newton Farm, Cambuslang, G72 6WJ
Offers Over £260,000



VIEWING

By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Located in a quiet cul-de-sac within the highly sought-after Newton Farm development, this beautifully presented three-bedroom detached villa offers spacious, modern family living in a peaceful and well-connected residential setting. With high-quality finishes throughout and a flexible, practical layout, this turn-key home is ideally suited to families and professionals alike. The surrounding neighbourhood is friendly and welcoming, with excellent local amenities just a short walk away, including Newton Farm Primary School (10 minutes), St Charles Primary, the Newton Arms pub, and Newton Train Station (all within 5 minutes).

The ground floor features a welcoming entrance hallway, a bright and generously sized lounge to the front, and a stunning open-plan dining kitchen to the rear. Installed new in 2020, the kitchen is fitted with quartz worktops, high-end finishes, and built-in Bosch appliances—including an oven, hob, microwave, and dishwasher—all in excellent condition. French doors open out to the private rear garden, creating a fantastic space for entertaining or relaxing. A useful utility area, downstairs WC, and detached garage add further practicality to this stylish and functional home.

Upstairs, the home comprises three well-proportioned bedrooms. The principal bedroom features fitted mirrored wardrobes and a modern en-suite shower room, while the remaining bedrooms are ideal for children, guests, or home working. The family bathroom is beautifully finished offering a bright and relaxing space. The loft is floored down the middle and fitted with lighting and a fixed ladder inside the hatch, offering a huge amount of easily accessible storage.

Additional highlights include a Worcester Bosch Greenstar 4000 30kW boiler, newly installed in 2022—praised during the home report survey as a top-quality system. The home benefits from gas central heating, double glazing, and excellent built-in storage throughout. Externally, the property features a private driveway, neat front garden, and a fully enclosed rear garden ideal for families or entertaining.

The sellers are happy to leave any furniture, white goods, or even the American fridge/freezer, should buyers wish—making the move-in process even more convenient. With excellent road links nearby, access to Cambuslang, Blantyre, Uddingston, and wider motorway networks is quick and easy, offering great options for shopping, dining, and commuting.

17 Wheatsheaf Wynd presents a rare opportunity to acquire a well-appointed, stylish home in one of Cambuslang's most desirable developments. Early viewing is strongly advised.

EPC Rating

C

Measurements

Lounge	10' (3.06m) x 15'6 (4.72m)
Dining Area	8'5 (2.56m) x 8'6 (2.58m)
Kitchen	13'9 (4.18m) x 6'10 (2.09m)
Playroom/Dining Room	7'10 (2.43m) x 8'9 (2.66m)
WC	3'9 (1.15m) 6' (1.80m)
Upper Hallway	12' (3.66m) 5'3 (1.59m)
Bedroom 1	10' (3.05m) x 12'10 (3.92m)
Bedroom 2	13'4 (4.06m) x 8'3 (2.50m)
Bedroom 3	7'11 (2.40m) 10'10 (3.30m)
Bathroom	8'2 (2.48m) x 5'8 (1.72m)



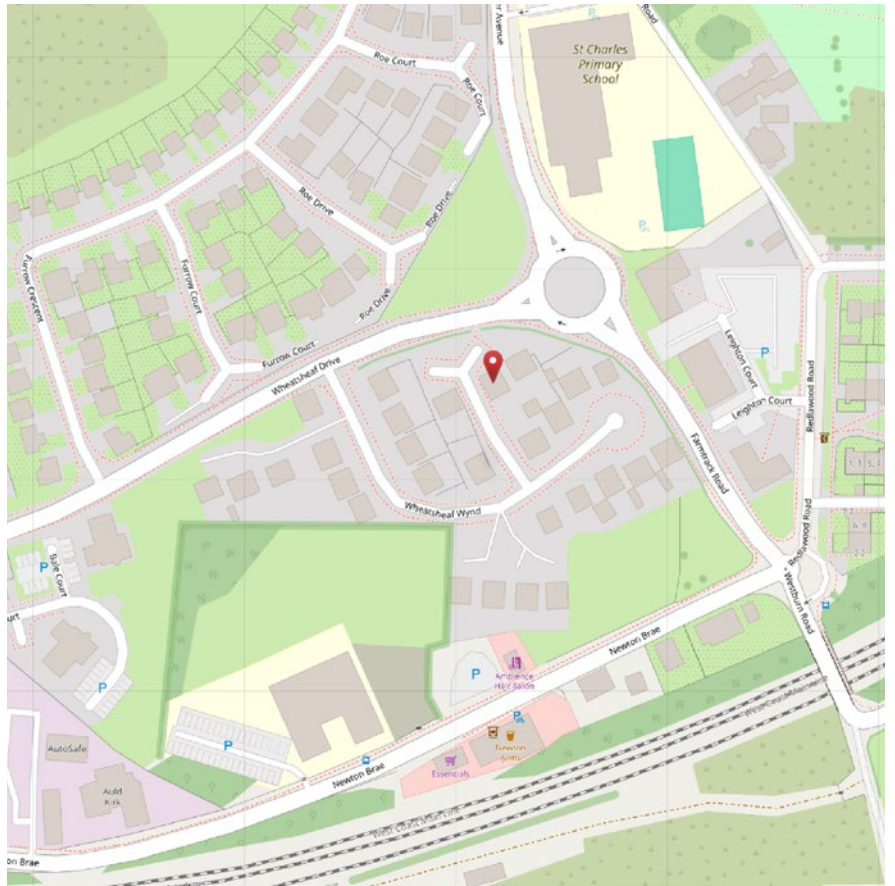
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Travel Directions

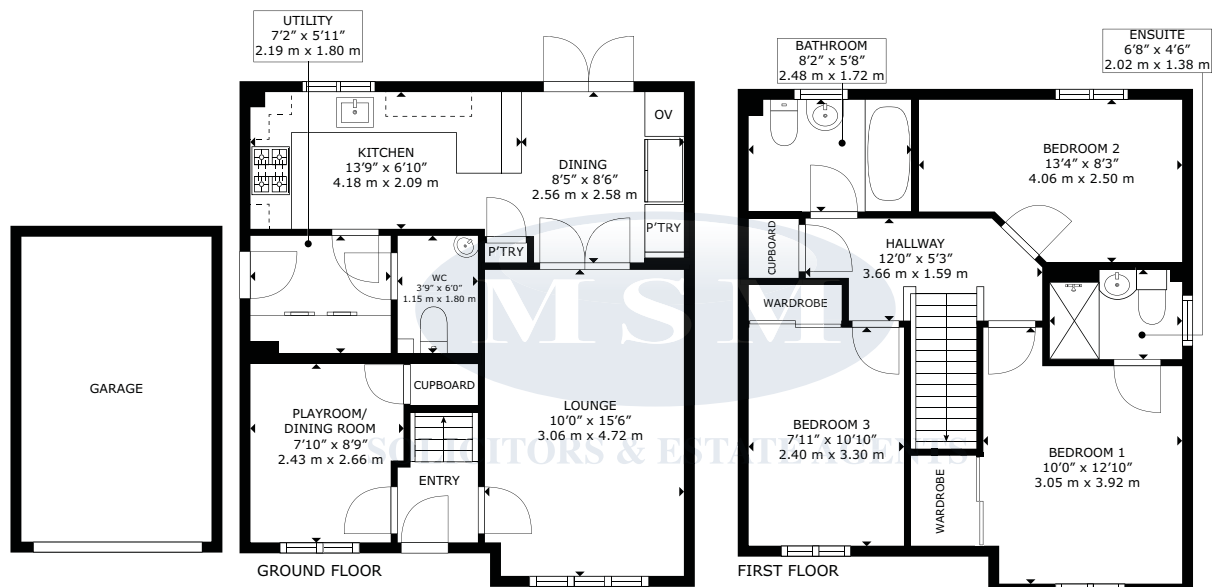
Start at MSM Law on Crow Road, heading south. Turn left onto Dumbarton Road (A814). Merge onto the M8 motorway via the ramp to Edinburgh. Continue on the M8 and take exit 15 for M74 toward Carlisle. Merge onto the M74 and continue for approximately 6 miles. Take exit 2 for Cambuslang Road (A724). Follow Cambuslang Road, then turn left onto Newton Farm Road. Continue on Newton Farm Road and turn right onto Wheatsheaf Wynd. Your destination, 17 Wheatsheaf Wynd, will be on the left.



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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA
GROUND FLOOR : 516 sq. ft., 48 m²; FIRST FLOOR : 505 sq. ft., 47 m²;
TOTAL AREA : 1,021 sq. ft., 95 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by [Plushplans](#)

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH
Telephone 0141 339 5252, Fax 0141 339 4617

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