



Silverbanks Court
Cambuslang
G72 7FN

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Offers Over £105,000

This well maintained modern 1st Floor Flat is situated in an established location and has lovely open outlooks from the main lounge through the large French doors.

The development consists of similar modern flats with low maintained facing brick and render exterior beneath a pitched, concrete tiled roof. The apartment has modern PVC double glazed windows and is heated with gas central heating through a modern combination boiler.

The building is entered via a security controlled front door to a communal hallway with stairs to all levels and a further rear door giving access to the back.

At the front there are ample resident and visitor parking bays, well maintained communal grounds with neat lawns, shrubs and neat pavements and walkways.

Internally this particular apartment has been well maintained and has a bright, modern interior with nice carpets throughout and would make an excellent first home or a smart investment as a buy to let due to the popularity of the location for commuting.



Home Report Valuation
£110,000

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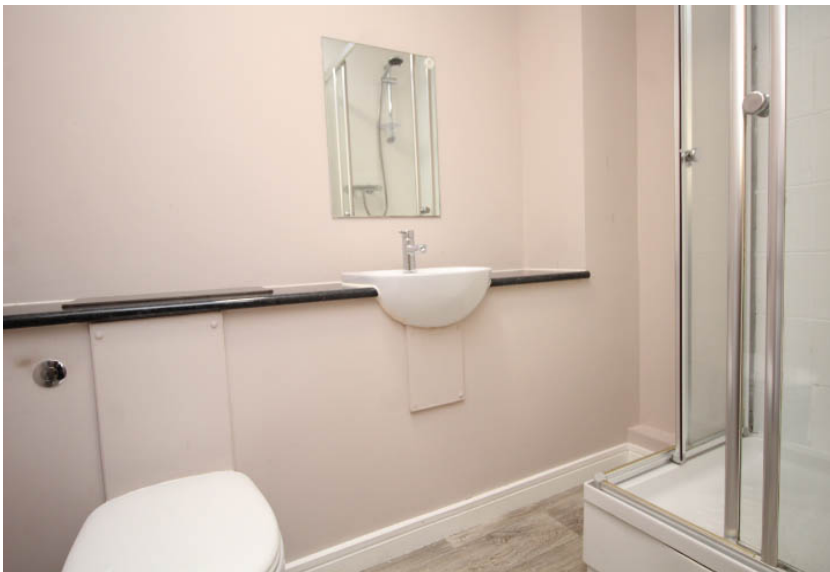
Council Tax Band C

EPC Rating C



The accommodation comprises hallway with storage cupboard, large main lounge/living room with French doors to the front which both open and also provide an excellent private outlook.

The kitchen is situated adjacent to the lounge and has modern wall mounted and floor standing units with integrated stainless steel sink, 4 burner gas hob, electric oven and extractor hood. There is an integrated Indesit washer dryer and a built in fridge freezer. Window to the front and ample worktop surface area.

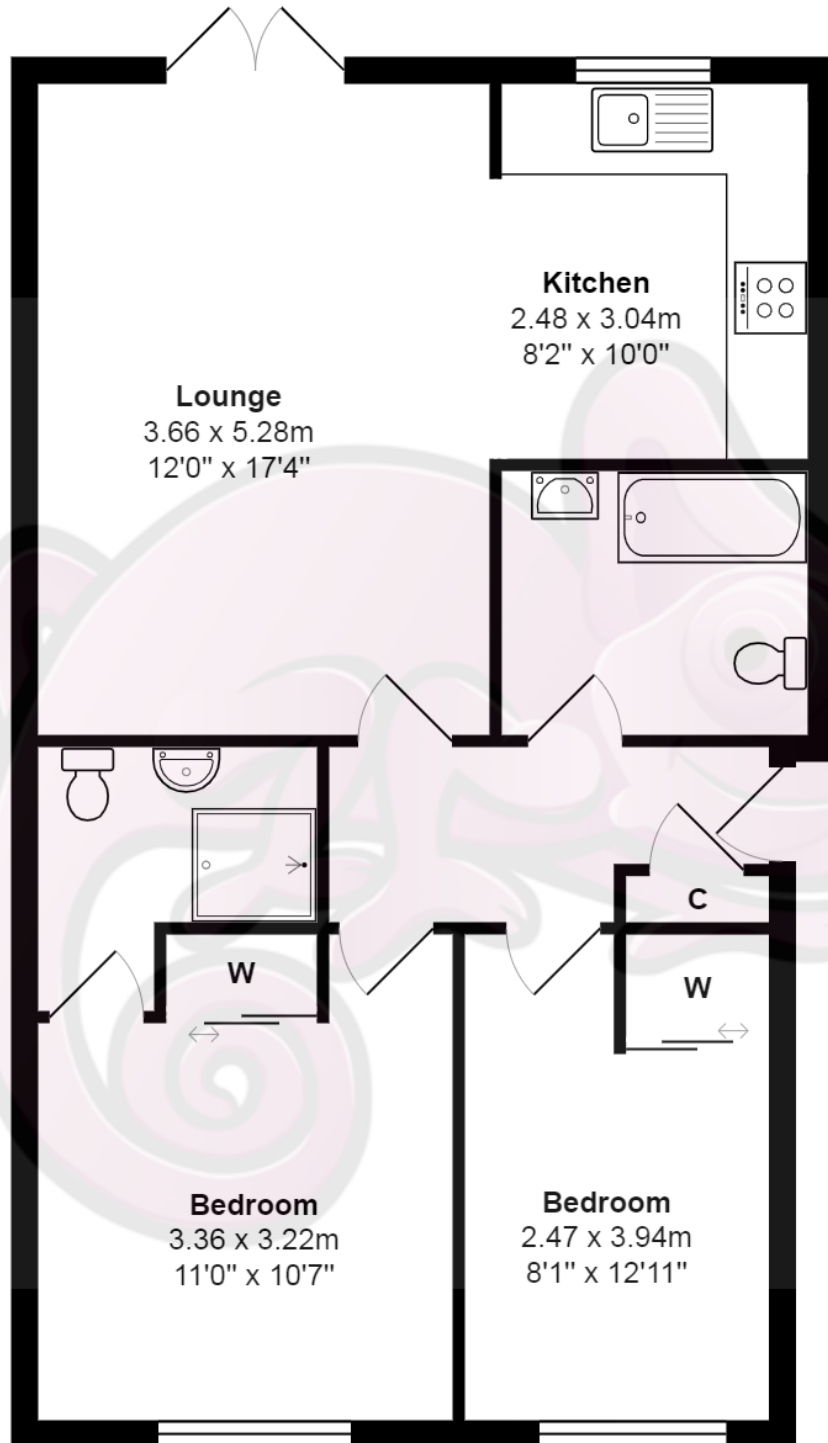


The two bedrooms are both situated at the rear with windows to the back and both have built in mirror fronted wardrobes. The master bedroom also has a modern en suite shower room with corner shower enclosure, w.c., and wash hand basin. The main bathroom is off the hallway, is an excellent size and has large bath, wash hand basin and a w.c.



Vendor Comments

A really nice flat with great views at the front. The property is very easy to run, has low energy costs and takes no time to heat up in the winter.



Total Area: 65.9 m² ... 709 ft²

All measurements are approximate and for display purposes only

Location

The property offers easy access to a wide range of amenities including nearby Eastfield Lifestyle leisure centre, Kingsgate Retail Park as well as many local cafes and restaurants. There are several nursery, primary and secondary schooling options close by. Excellent public transport links to and from the city centre via main bus and rail links. Cambuslang train station is roughly ten minutes walk away. In addition, the major M74 motorway network is located nearby.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

