



PROPERTY
BUREAU
LETTING & ESTATE AGENTS



Silverbanks Road
Cambuslang
G72 7FJ

2 
1 
2 

Offers Over £120,000

A modern and spacious two bedroom top floor flat situated within a well maintained building in a popular area close to amenities and excellent transport links.

The subjects comprise a spacious, modern top (2nd) floor flat situated in an attractive purpose built development within well maintained communal gardens.

This particular block is accessed through a security controlled front door to well maintained carpeted entrance hall with staircase to all levels. The exterior is finished with low maintenance facing brick and a set beneath a pitched concrete tiled roof.

At the front and rear there are well maintained communal lawned areas with wooden bin stores and ample resident and visitor parking bays.

This particular apartment has just been fully decorated and is freshly presented throughout with a modern bright interior, lovely outlook to both the front and rear and would be an excellent first time buy or indeed a popular buy to let investment.



Home Report Valuation
£125,000

www.packdetails.com

Council Tax Band C

EPC Rating C



The accommodation comprises entrance hallway with storage cupboard to one side, bright front facing main lounge with picture windows and ample space for dining table if required.

The kitchen is situated just off the lounge and has a range of floor and wall storage units with integrated gas hob oven and hood, plumbing for washing machine and ample worktop surface.



There are two bedrooms both with windows to the rear and the main bedroom benefiting from a lovely new quality carpet, built in wardrobes and access to nice en suite shower room comprising double shower enclosure , wash hand basin and w.c.

The second good sized bedroom has window to the rear and built in wardrobe.

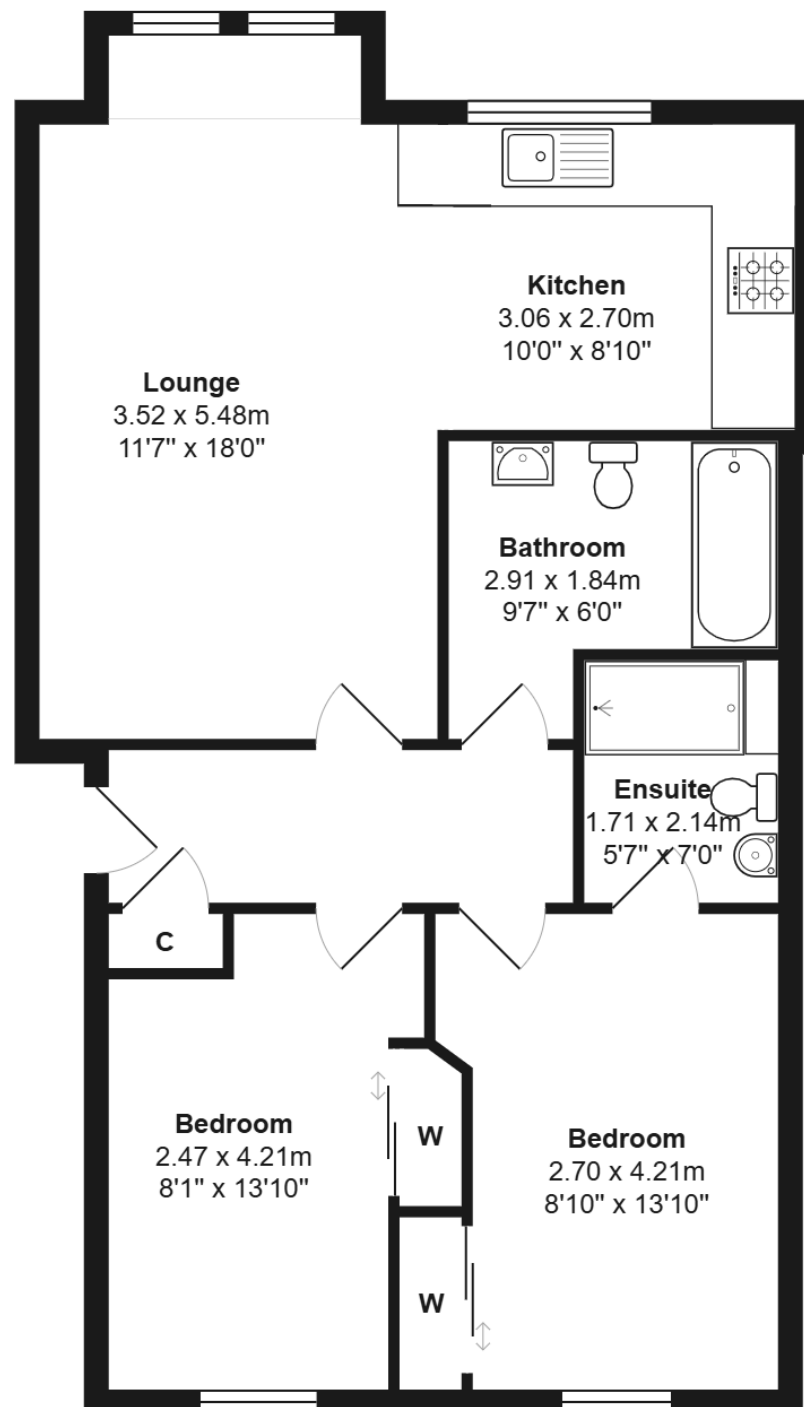
The main bathroom is an excellent size and comprises panelled bath wash hand basin and close coupled w.c. with excellent shelf storage and low-voltage lighting.



The property is heated with gas fire central heating and benefits from PVC double glazing.

Vendor Comments

Great location as is so handy for the local shops and also really easy to commute to either Glasgow or access the motorway network.



Total Area: 71.7 m² ... 772 ft²

All measurements are approximate and for display purposes only

Location

Cambuslang offers a range of local shopping facilities with further amenities available at Rutherglen and East Kilbride. Access is available to the motorway network system. Public transport links and local schools are situated nearby. Recreational facilities within the area include several public parks, bowling and tennis clubs and a choice of golf courses





www.propertybureau.co.uk

Glasgow Stirling Helensburgh Lanarkshire

Melville House, 70 Drymen Road, Glasgow, G61 2RH

enquiries@propertybureau.co.uk
0141 943 1110

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.

