



PROPERTY
BUREAU
LETTING & ESTATE AGENTS



Strathclyde Gardens
Cambuslang
G72 7EG

2 
2 
2 

Offers Over £105,000

A modern well presented 2 bedroom Ground Floor Flat situated in a quiet purpose built development close to amenities.

Strathclyde Gardens features only a handful of similar style properties and is conveniently placed close to local amenities and yet within a nice private setting amidst landscaped gardens.

At the front of the property there are ample resident and visitor parking spaces and then from here each block is accessed via slabbed pathway with well stocked lawns on either side. At the rear of the property as a landscaped garden area which is lawned and has mature trees on the boundary line which provide a nice open outlook from the lounge.

The apartment extends to just under 800 sq ft which makes this one of the larger flats in the area and most comfortable sized property. The flat would be excellent first time buy, very popular buy to let investment or perfect someone looking to downsize and wanting accommodation on one level.

The accommodation comprises entrance hallway with twin doors to one side opening into a large utility cupboard which houses the gas boiler, meter and is plumbed for a washing machine.



Home Report Valuation £110,000

www.packdetails.com

Council Tax Band C

EPC Rating C



The main lounge/ living area is a great size and is very bright having three windows to the front overlooking the grounds. The area serves as a lounge space to the far side which is open plan through a good size sitting/ dining area with the kitchen at the far end.

The kitchen is original but well maintained and features a range of four and wall units incorporating built in electric oven hob and hood and has a stainless steel sink and plenty of worktop surface area.



There are two bedrooms, both with fitted wardrobes, and the master having a lovely en suite shower room comprising double shower enclosure wash handbasin and WC.

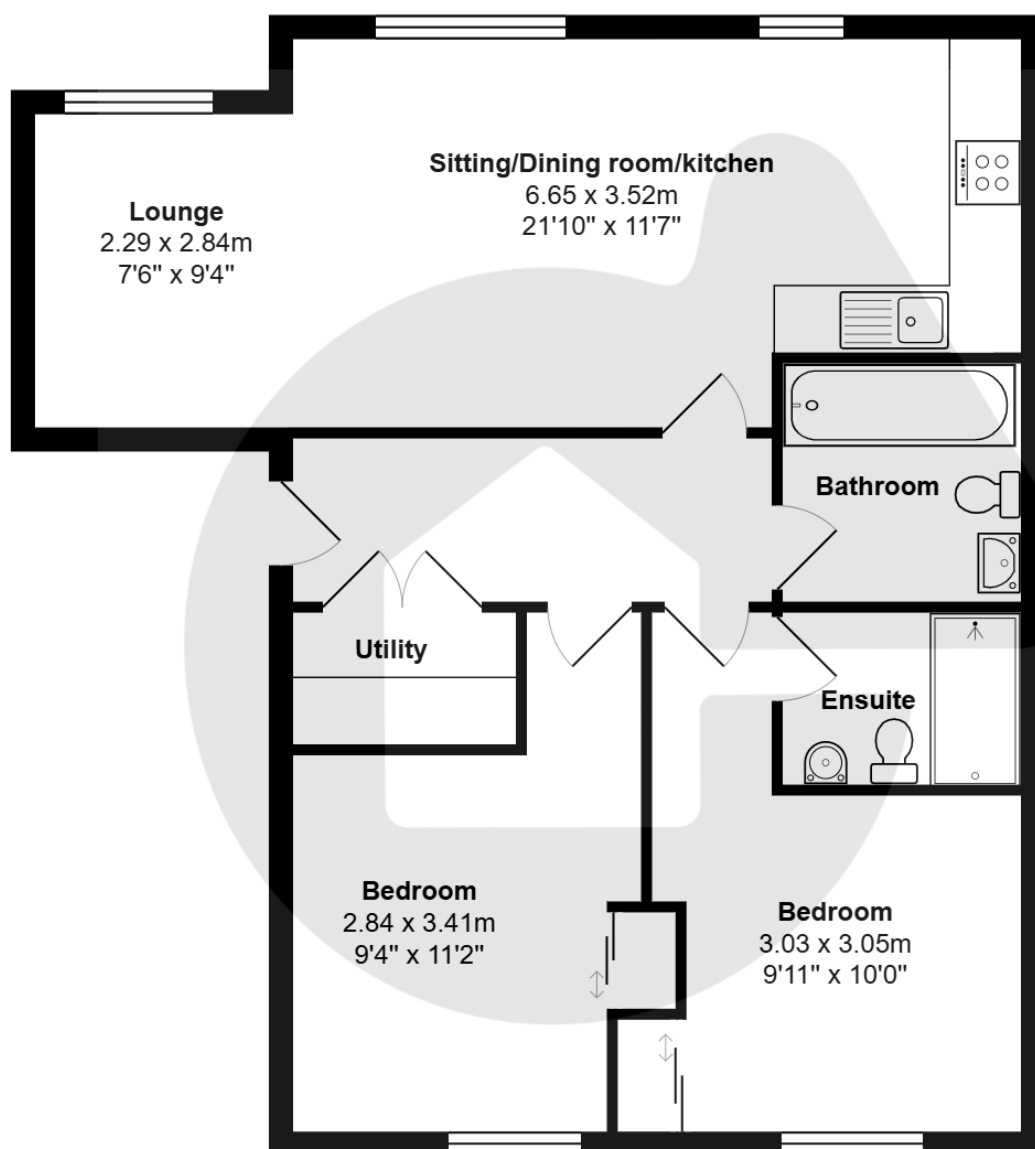
There is also a modern main bathroom which has a white three piece suite comprising panel bath wash basin and WC.

The property further benefits from gas central heating, upvc double glazing and has security controlled front door.



Vendor Comments

This has been a very popular apartment as was purchased as a buy to let and has had excellent occupancy and rents very easily between tenancies.



Total Area: 72.0 m² ... 775 ft²

All measurements are approximate and for display purposes only

Location

Cambuslang benefits from excellent transportation links, making it ideal for commuters. Cambuslang train station provides regular services to Glasgow city centre, with a journey time of just 10 minutes. Local bus routes connect Cambuslang to surrounding areas, while the nearby M74 motorway offers quick and convenient road access to Glasgow, Edinburgh, and beyond. This exceptional connectivity makes travel simple and stress-free.





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.

