



DETACHED VILLA

12 ROWAN COURT,
DRUMSAGARD,
CAMBUSLANG
G72 7FX



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Immediately impressive and immaculately presented DETACHED VILLA occupying an enviable cul-de-sac position within the sought after Drumsagard development. Attractively decorated, the property occupies an enviable corner position set amidst easily maintained gardens including a large fully enclosed level rear garden with a high degree of privacy and seclusion.

Decorative double glazed and PVC panelled front door onto entrance with good additional natural light provided by window to side, fabulous 19'3 lounge with bay window to front and deep recessed storage cupboard extending below stairs, fully fitted 17' family sized dining kitchen with window and patio doors onto rear garden, the preparation area comprises floor and wall mounted veneer fronted units with complimentary light oak wood veneer work tops, tiled splash back and integrated oven, hob and hood, fully tiled cloakroom/toilet comprising two piece suite with access from the entrance hall and having a window to side.

First floor: broad landing with good natural light provided by window to side, main bedroom to front with built-in fitted wardrobes, additional bedroom to rear enjoying roof top aspects (existing wardrobes included if required), further bedroom to front with built-in fitted wardrobe and beautiful refitted and partially tiled bathroom comprising four piece suite to include a separate shower cubicle and wash hand basin built into vanity unit.

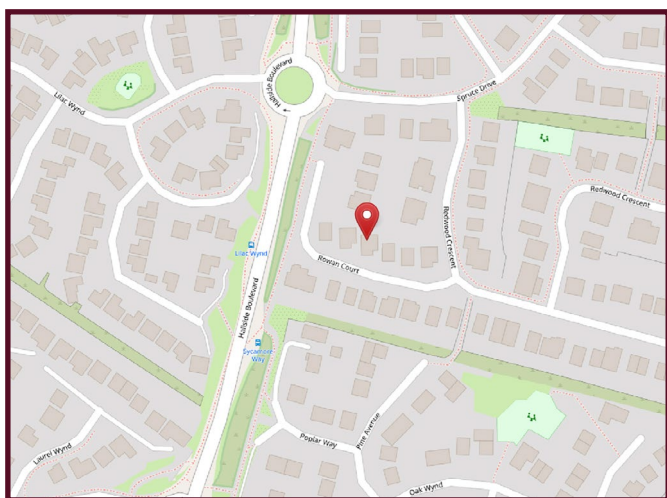
The specification includes gas central heating and PVC double glazing. Mono block paved parking area to front providing excellent off-street parking.

Situated only a few minutes from Hamilton Road with a small retail park at the entrance to the development including a Tesco Express. Drumsagard is just minutes from an Aldi Supermarket, and local shopping at Main Street, both Cambuslang and Newton Train Stations and access to the motorway network providing onward journeys to Glasgow, Stirling, Edinburgh etc.

Measurements

LOUNGE	19'3 (5.86m) x 13'7 (4.15m)	BEDROOM ONE	15'1 (4.61m) x 8'7 (2.63m)
KITCHEN/DINING	17'0 (5.18m) x 7'8 (2.34m)	BEDROOM TWO	11'5 (3.49m) x 8'5 (2.56m)
CLOAKROOM/TOILET	4'7 (1.40m) x 2'11 (0.89m)	BEDROOM THREE	9'4 (2.84m) x 8'0 (2.43m)
FIRST FLOOR		BATHROOM	8'2 (2.50m) x 6'9 (2.07m)





Travel Directions

Traveling east along Hamilton Road continuing to Halfway, past Mill Road on left, turn left at the roundabout onto Hallside Boulevard (Tesco Express on left), straight ahead through the first roundabout turning right at the second roundabout onto Spruce Drive, next right onto Redwood Crescent, right at the top onto Rowan Court and number 12 on right immediately before the bend in the road.

Viewing

Strictly by appointment.

Please call our Property Department on 0141 204 2833

EPC C

Council Tax

Band E.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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