



**Arthur Walk, Cambuslang Glasgow G72 8FG**

## welcome to Arthur Walk, Cambuslang Glasgow

- Beautiful Mid Terrace Villa
- Fitted Kitchen
- Spacious Lounge With Patio Doors
- Two Bedrooms
- Family Bathroom & Downstairs WC

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers over  
**£170,000**

A truly impressive, bright and beautifully proportioned mid terraced villa occupying a prime position within a modern sought after estate,

The property has been well maintained by its present owner. The accommodation on offer comprises lounge/dining room with french doors giving access to enclosed rear garden, kitchen with a range of base and wall mounted storage units and downstairs W/C. The upper level has two bedrooms and family bathroom with three piece suite.

Externally driveway to front and rear garden with lawn, patio and fencing for a degree of privacy.

The property forms part of a small development and sits close to the heart of Cambuslang, an established suburb to the south of Glasgow. The property is conveniently placed for access to a host of amenities including nurseries, schools at both primary and secondary levels, recreational facilities, golf course and a variety of day to day shops. Kirkhill and Cambuslang railway stations are situated only a short distance from the property. In addition to this, there are excellent road links including the M74 allowing swift access to the surrounding areas and the Central Belt motorway network system.

### Lounge / Dining Area

15' 1" Max x 13' 11" Max ( 4.60m Max x 4.24m Max )

### Kitchen

10' 7" x 8' 5" ( 3.23m x 2.57m )

### Downstairs Wc

### Bedroom One

14' x 8' 10" ( 4.27m x 2.69m )

### Bedroom Two

10' 1" x 9' 10" Max ( 3.07m x 3.00m Max )

### Family Bathroom

6' 8" x 6' 3" ( 2.03m x 1.91m )

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**Property Ref:**  
BSD109077 - 0002

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**0141 613 3992**



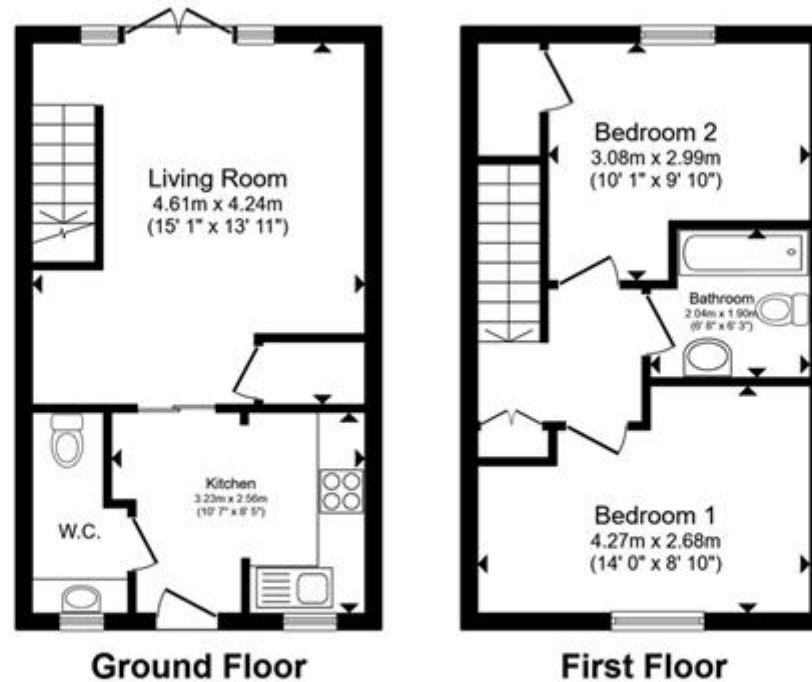
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Total floor area 61.6 m<sup>2</sup> (664 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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