



**Gilbertfield Wynd, Cambuslang Glasgow G72 8WQ**

## welcome to Gilbertfield Wynd, Cambuslang Glasgow

- Stunning Semi Detached Villa
- Bright Spacious Lounge
- Modern Fitted Kitchen
- Downstairs WC
- Three Bedrooms & En-Suite

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

offers over  
**£245,000**

A seldom available Semi Detached Villa occupying a prime position within sought after modern development. The property is in good condition throughout and early viewing is advised.

Providing generously proportioned accommodation formed over two levels comprising welcoming reception hall, bright spacious lounge, well equipped stunning fitted kitchen which has a range of base and wall mounted units and door leading to the rear gardens and downstairs WC completes the ground floor accommodation.

Located at first floor level are three generously proportioned bedrooms with master en-suite shower room and a well-equipped bathroom comprising a three piece suite completes the accommodation.

The property further features a system of gas central heating, great size garden to the rear, driveway and garage. The property also has great storage facilities. The hot tub is included within the sale price.

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.

### Entrance Hallway

### Lounge

16' 11" x 10' 6" ( 5.16m x 3.20m )

### Kitchen

11' 1" x 8' 1" ( 3.38m x 2.46m )

### Downstairs Wc

### Bedroom One

13' 9" Max x 11' 10" ( 4.19m Max x 3.61m )

### En-Suite

6' 11" x 5' 2" ( 2.11m x 1.57m )

### Bedroom Two

10' 1" Max x 9' 4" ( 3.07m Max x 2.84m )

### Bedroom Three

9' 4" x 8' 1" ( 2.84m x 2.46m )

### Bathroom

6' 10" x 6' 5" ( 2.08m x 1.96m )

### Garage

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**Property Ref:**  
BSD108715 - 0004

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**0141 613 3992**



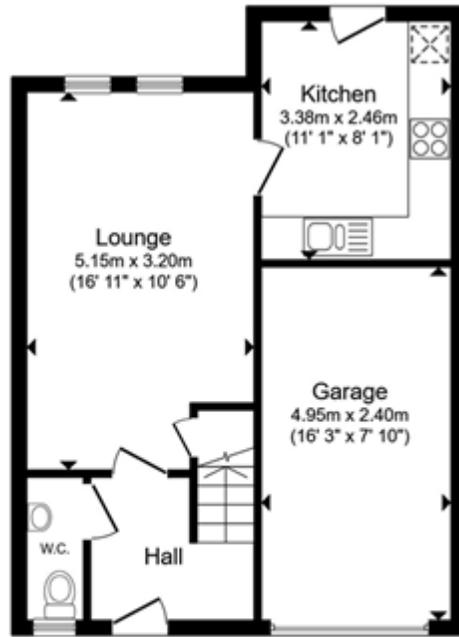
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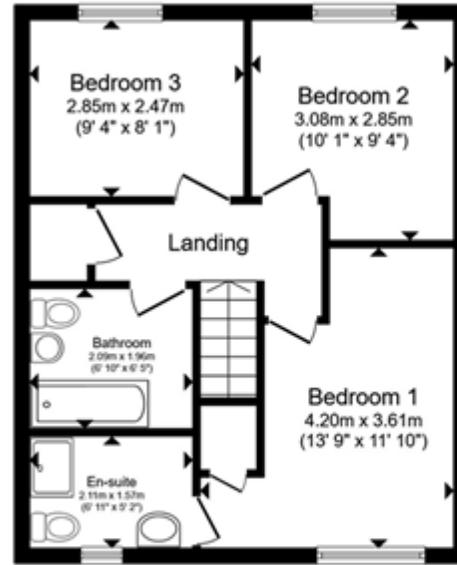
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**Ground Floor**



**First Floor**

Total floor area 90.8 m<sup>2</sup> (977 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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