



Collie Wynd, Cambuslang Glasgow G72 6WF

welcome to Collie Wynd, Cambuslang Glasgow

- Three-bedroom semi-detached home
- Master bedroom with en suite
- Downstairs WC
- Private driveway
- Walk-in condition throughout

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

offers over
£212,000

Nestled within the highly sought-after Newton Farm development, this impressive three-bedroom semi-detached home on Collie Wynd offers modern living in true walk-in condition-perfect for families and first-time buyers alike.

This beautifully presented property boasts a well-designed layout with a bright and spacious interior. On the ground floor, you are welcomed by a generous lounge area, leading through to a contemporary kitchen and dining space ideal for both everyday living and entertaining. A convenient downstairs WC adds to the practicality of the home.

Upstairs, the property features three bedrooms, including a stylish master bedroom complete with its own en suite, offering a private retreat. A family bathroom serves the remaining bedrooms.

Externally, the home continues to impress with a private driveway providing off-street parking. The rear garden is a standout feature-fully enclosed and not overlooked, offering a peaceful and secure outdoor space perfect for relaxing or for children to play.

Ideally located next to Newton Farm Primary School, this property is perfectly positioned for growing families. The surrounding area also offers excellent local amenities and transport links.

This fantastic home truly has a lot to offer and would suit a wide range of buyers, from couples looking to settle down to families seeking a spacious and convenient location.

Living Room
14' 6" x 11' 11" (4.42m x 3.63m)

Kitchen
15' 5" x 11' 11" (4.70m x 3.63m)

Wc
6' 5" x 3' 4" (1.96m x 1.02m)

Bedroom 1
9' 6" x 9' 4" (2.90m x 2.84m)

En-Suite
6' 4" x 5' 11" (1.93m x 1.80m)

Bedroom 2
7' 9" x 7' 8" (2.36m x 2.34m)

Bedroom 3
7' 8" x 7' 7" (2.34m x 2.31m)

Bathroom
5' 11" x 5' 7" (1.80m x 1.70m)

view this property online [allenandharris.co.uk/Property/BSD109172](https://www.allenandharris.co.uk/Property/BSD109172)



Property Ref:
BSD109172 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0141 613 3992



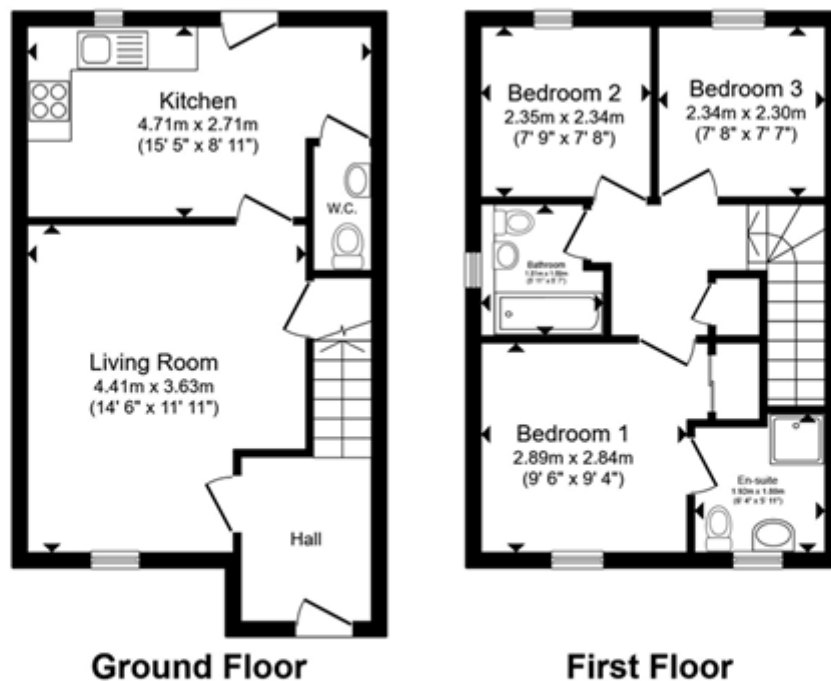
Burnside@allenandharris.co.uk



240 Stonelaw Road, Rutherglen, GLASGOW,
Lanarkshire, G73 3SA



[allenandharris.co.uk](https://www.allenandharris.co.uk)



Total floor area 70.4 m² (758 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



view this property online allenandharris.co.uk/Property/BSD109172

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
BSD109172 - 0002



0141 613 3992



Burnside@allenandharris.co.uk



240 Stonelaw Road, Rutherglen, GLASGOW,
Lanarkshire, G73 3SA



allenandharris.co.uk