



**Hawthorn Walk, Cambuslang Glasgow G72 7AA**

welcome to

## Hawthorn Walk, Cambuslang Glasgow

- Two double bedrooms
- Open-plan kitchen, living & dining area
- A generous wraparound garden
- Separate utility room
- Beautifully upgraded throughout

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

offers over

**£240,000**

\*\*\* CLOSING DATE SET FOR WEDNESDAY 4TH FEB @ 12PM \*\*\*

This beautifully upgraded two-bedroom semi-detached home is located in the highly desirable area of Cambuslang and offers stylish, modern living with generous indoor and outdoor space-ideal for those looking to upsize or small families seeking comfort and practicality.

The ground floor features a bright and spacious open-plan kitchen, living, and dining area, thoughtfully designed for modern family life and entertaining. The contemporary kitchen flows seamlessly into the living space, while a separate utility room located just off the kitchen provides additional storage and convenience. Patio doors open directly onto a generous wraparound garden, creating a wonderful connection between indoor and outdoor living. The garden also benefits from a private driveway situated at the rear and a professionally constructed outhouse that is fully watertight and equipped with electricity.

Upstairs, the property offers two well-proportioned double bedrooms and a stylish, modern family bathroom finished to a high standard.

Ideally positioned close to excellent local amenities, the home is within easy reach of highly regarded schools including Stonelaw High School and Trinity High School. A variety of local cafés, shops, and transport links are nearby, with Burnside Station providing excellent commuter access.

This is a fantastic opportunity to secure a beautifully presented home in a sought-after location.

### Lounge

13' 7" x 11' 8" ( 4.14m x 3.56m )

### Kitchen/Dinning Space

16' 4" x 9' 9" ( 4.98m x 2.97m )

### Utility

4' 3" x 5' 4" ( 1.30m x 1.63m )

### Bedroom 1

11' 7" x 10' 9" ( 3.53m x 3.28m )

### Bedroom 2

12' 9" x 9' 1" ( 3.89m x 2.77m )

### Bathroom

6' 2" x 5' 3" ( 1.88m x 1.60m )

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**Property Ref:**  
BSD109061 - 0004



**0141 613 3992**



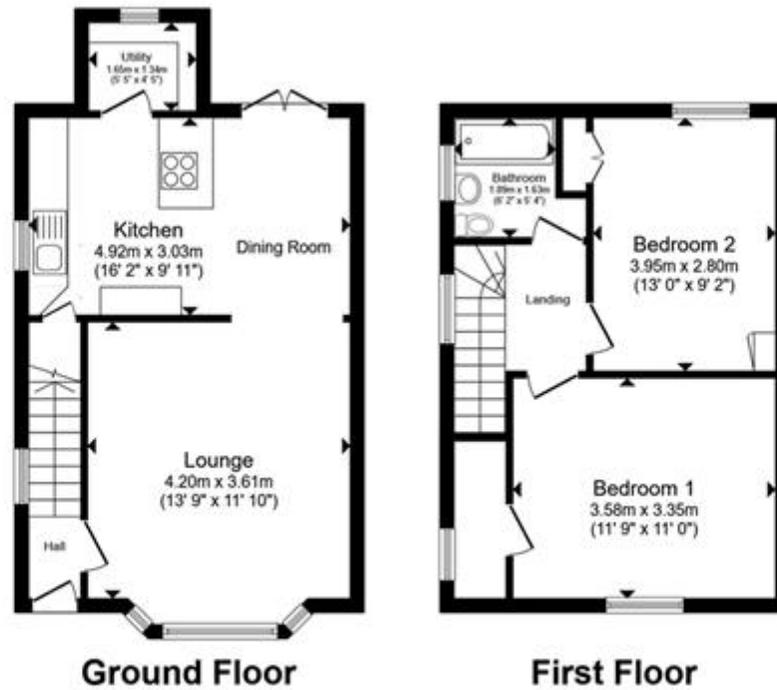
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240 Stonelaw Road, Rutherglen, GLASGOW,  
Lanarkshire, G73 3SA



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Total floor area 75.2 m<sup>2</sup> (809 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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