



**Kirkton Road, Cambuslang Glasgow G72 8LF**

welcome to

## Kirkton Road, Cambuslang Glasgow

- End Terrace Villa
- Bright Spacious Lounge
- Modern Fitted Kitchen
- Three Bedrooms
- Family Bathroom

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

offers over

# £125,000

Early viewing is strongly recommended to fully appreciate this elevated and spacious three bedroom end terraced villa nestled within this popular residential cul de sac. The property is presented in excellent decorative order throughout and is sure to impress.

Available in walk in condition the accommodation comprises entrance vestibule, attractive lounge with views over the front, modern fitted dining kitchen with a range of wall and base mounted units and centre island. There is also access to the rear garden.

The upper floor offers three bedrooms and family bathroom with three piece suite completing the accommodation.

The property features a fresh and neutral decorative theme throughout, gas central heating, front and rear gardens and allocated parking space.

Cambuslang offers a range of local shopping facilities with further amenities available in 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, tennis clubs and a choice of golf courses.

Early Viewing Advised.

## Entrance Hallway

### Lounge

14' 10" x 10' 3" ( 4.52m x 3.12m )

### Kitchen

14' 9" x 10' 5" ( 4.50m x 3.17m )

### Bedroom One

10' 5" x 9' ( 3.17m x 2.74m )

### Bedroom Two

10' 3" x 8' 6" ( 3.12m x 2.59m )

### Bedroom Three

10' 3" x 8' 6" ( 3.12m x 2.59m )

### Bathroom

7' 3" x 6' 5" ( 2.21m x 1.96m )

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**Property Ref:**

BSD109108 - 0002

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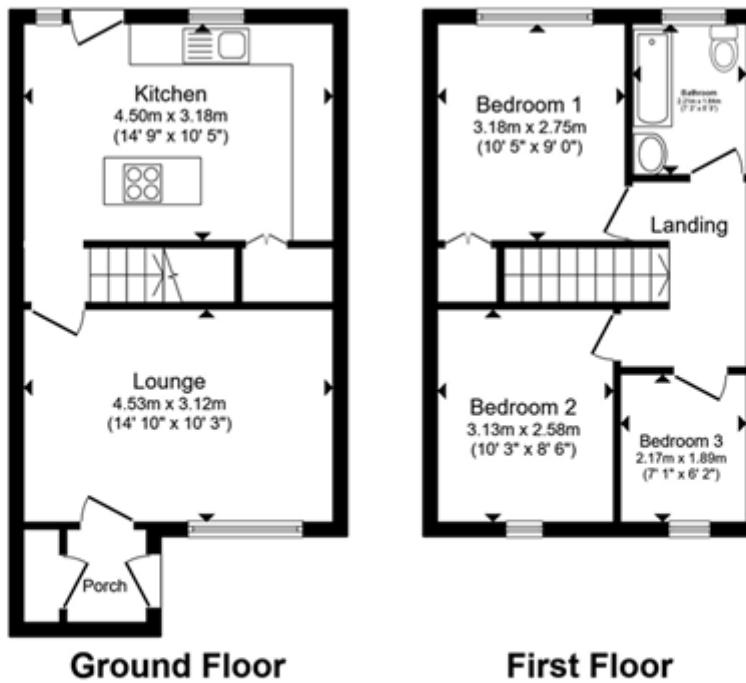
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Total floor area 68.8 m<sup>2</sup> (740 sq.ft.) approx

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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