



Cadoc Street, Cambuslang Glasgow G72 8LH

welcome to Cadoc Street, Cambuslang Glasgow

- Two-bedroom semi-detached home
- Spacious living room
- Well-proportioned kitchen
- Ideal for first-time buyers or small families
- Excellent transport links nearby

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

offers over
£145,000

Situated in the popular town of Cambuslang, this two-bedroom semi-detached property offers comfortable living space and a convenient location, making it an excellent choice for first-time buyers, couples, or small families.

The home features a spacious and welcoming living room, providing plenty of room for relaxing or entertaining. The well-proportioned kitchen offers ample workspace and storage, making it a practical hub for everyday living.

Upstairs, the property boasts two generous double bedrooms, each offering bright and comfortable accommodation. A family bathroom completes the internal layout.

Externally, the home benefits from both a front and rear garden, providing outdoor space perfect for relaxing, gardening, or family activities.

Ideally located close to local amenities, the property is within easy reach of St. Bride's Primary School and offers excellent transport connections, including nearby Cambuslang Train Station, providing convenient access to surrounding areas and Glasgow city centre.

This well-located home presents a fantastic opportunity for those looking to step onto the property ladder or for a small family seeking a comfortable home in a desirable area.

Living Room

15' 1" x 13' 9" (4.60m x 4.19m)

Kitchen

9' 6" x 8' 11" (2.90m x 2.72m)

Dining Room

8' 11" x 7' 1" (2.72m x 2.16m)

Bedroom 1

13' 7" x 11' 6" (4.14m x 3.51m)

Bedroom 2

12' 9" x 9' 6" (3.89m x 2.90m)

Bathroom

7' 1" x 5' 8" (2.16m x 1.73m)

view this property online [allenandharris.co.uk/Property/BS109128](https://www.allenandharris.co.uk/Property/BS109128)



Property Ref:
BS109128 - 0004

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



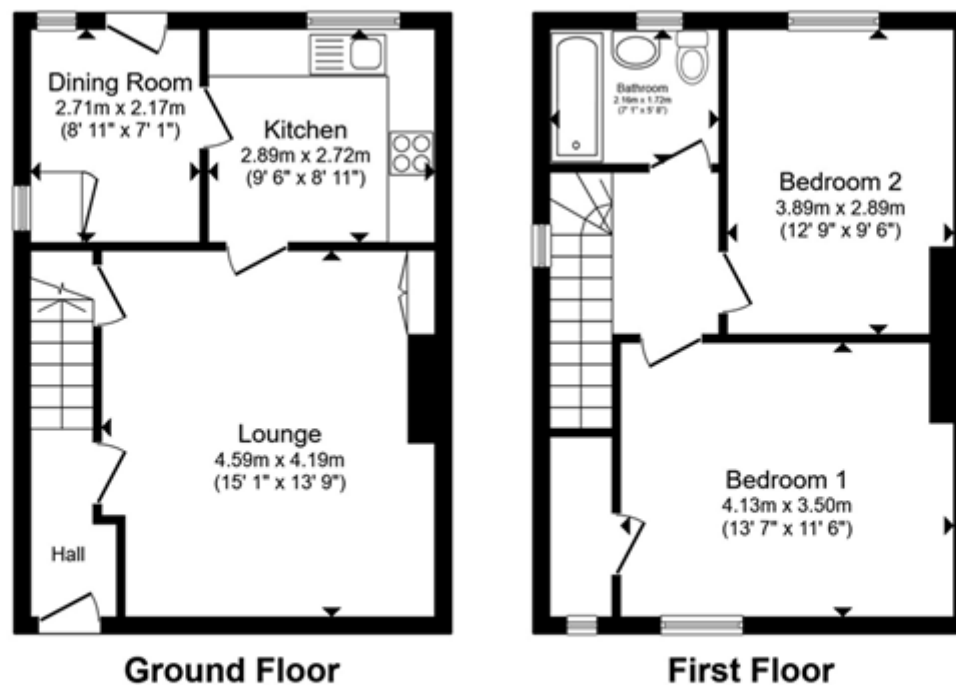
Burnside@allenandharris.co.uk



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



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



Total floor area 77.1 m² (830 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/BSD109128

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:
BSD109128 - 0004



0141 613 3992



Burnside@allenandharris.co.uk



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



allenandharris.co.uk