



RESIDENCE

26 Newton Avenue, Cambuslang, G72 7RT

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## 2 Bedroom | 1 Public Room | 1 Bathroom

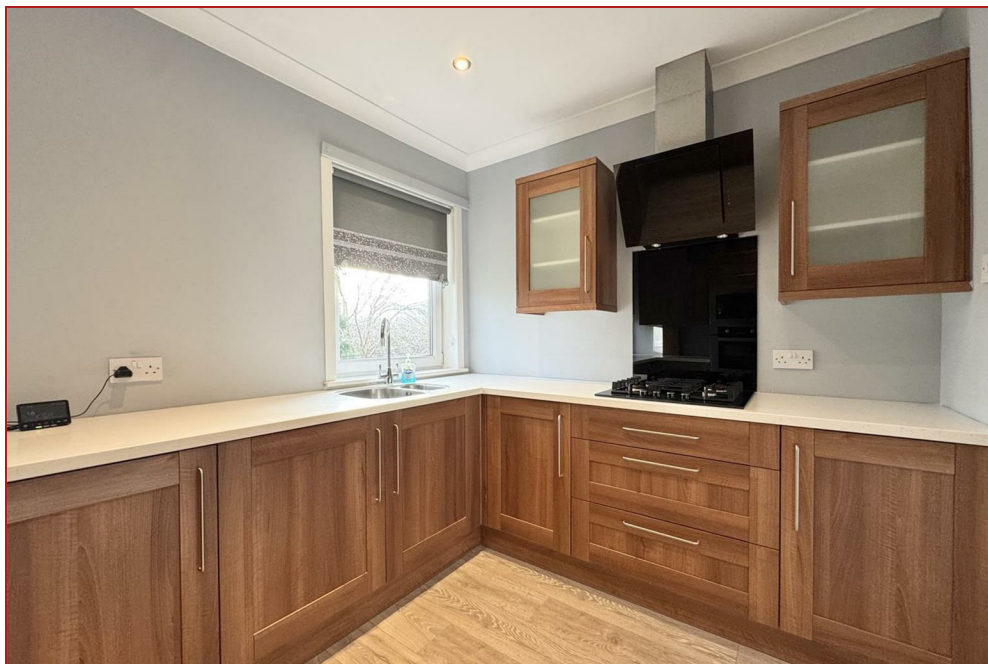
This charming two-bedroom upper cottage flat, offering generous proportions and a wonderful bright layout throughout. Set within a popular residential location ideal for first-time buyers, couples, or anyone seeking a well-kept home with a warm, welcoming feel.

Accessed via a main door to the side, the flat opens into a hallway and staircase leading to the top hallway. The large, front-facing lounge is a standout feature bright, airy, and beautifully proportioned, it benefits from an abundance of natural light thanks to its elevated position. From here, you enter the breakfasting-size kitchen, a practical and sociable space complete with ample work surfaces and storage, perfect for everyday cooking and relaxed dining.

Both bedrooms are generously sized, offering comfortable proportions and flexibility for use as guest rooms, home office, or additional living space. The accommodation is completed by a three-piece family bathroom, featuring a shower over the bath and neutral tiling.

Externally, the property enjoys its own driveway to the side, providing convenient off-street parking, while to the rear lies a private garden, offering a peaceful outdoor retreat for relaxing, entertaining, or gardening.

Situated close to local amenities, transport links via rail and access to the main motorway networks are all close by.



721.18 sq ft | EER = D

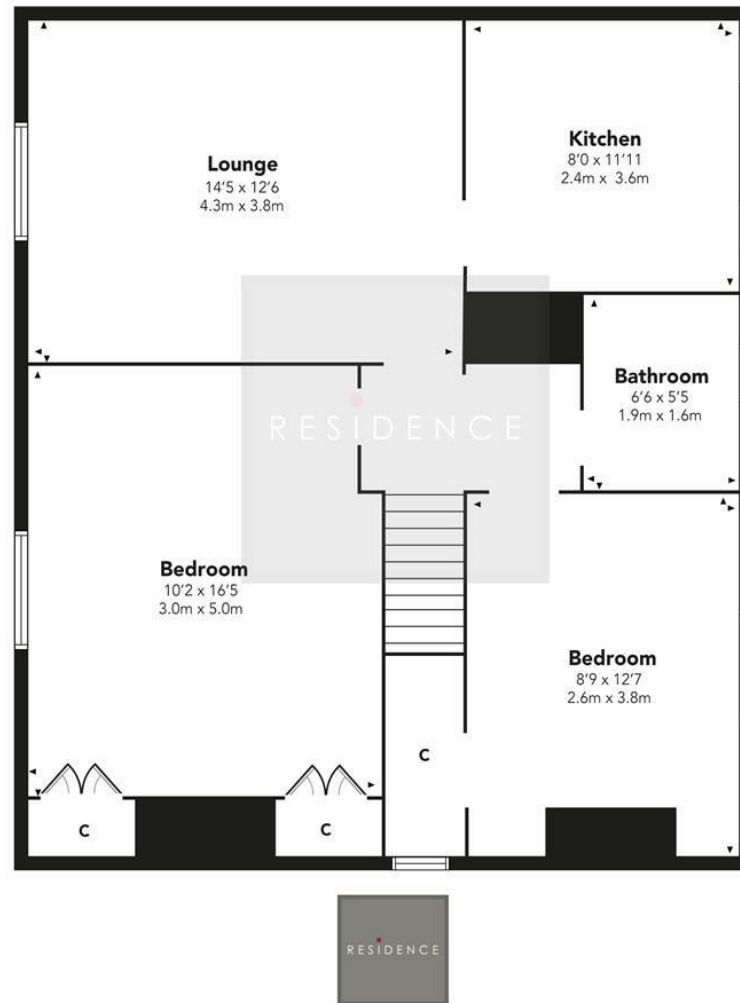




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## Newton Avenue



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.