



PROPERTY
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Silverbanks Court
Cambuslang
G72 7FN

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Offers Over £120,000

This modern well presented flat is situated on the preferred 1st floor within a popular development close to amenities and ideal for commuting to nearby Cambuslang or Glasgow city centre.

The building itself has a low maintenance facing brick exterior and is accessed through security controlled door at the rear with stairs leading to all levels.

At the front and rear of the building there are ample resident and visitor parking spaces with neat pavements and level lawns.

The flat has a particularly appealing open outlook to the front which faces south west and has attractive outlook from the patio doors in the main lounge area and the kitchen window.

Internally the apartment is in good order throughout and benefits from spacious rooms, really good storage and an en suite shower room. The layout is bright and provides excellent accommodation of c. 700 sq ft which makes this a comfortable sized property.



**Home Report Valuation
£125,000**

Council Tax Band C

EPC Rating C



Internally the property comprises entrance hallway with walk-in storage cupboard, large open plan main lounge/ living room with an excellent open outlook. The lounge has smooth emulsion walls and double glazed French doors opening to Paris balcony. The adjacent breakfasting size kitchen has a range of floor and wall units with integrated fridge freezer washer dryer and built in gas hob oven and hood.

There are two good size bedrooms at the rear both of which have built in wardrobes and the master has a modern en suite shower room.

There is also a main bathroom accessed in the hallway which comprises panelled bath wash handbasin and WC.

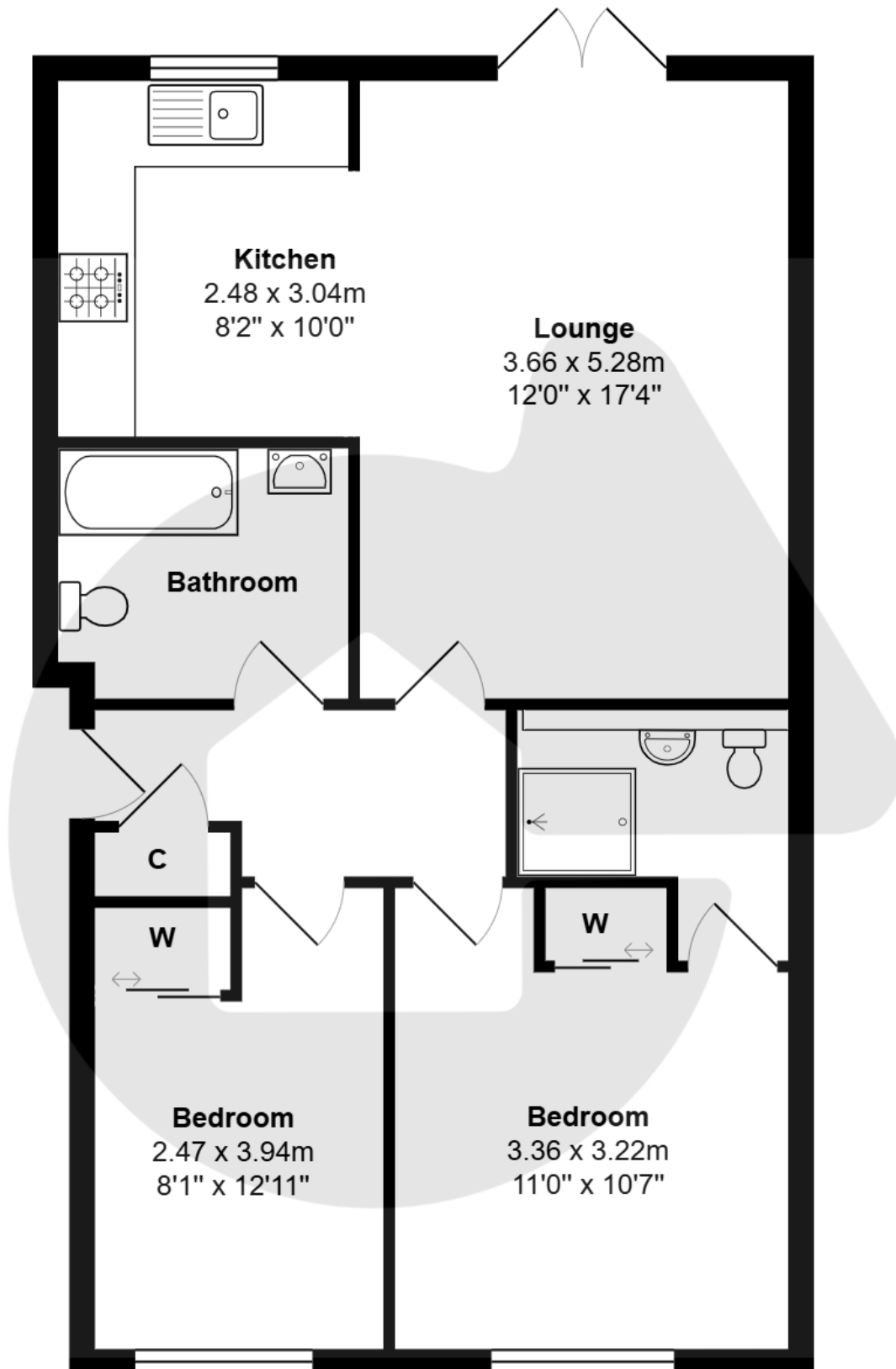
The property is heated with modern gas fired central heating system and has PVC double glazed windows throughout.

Please note that all items within the property may also be left under separate negotiation.



Vendor Comments

This has been a good property as we bought for a buy to let and it has been pretty much continually rented with rental values also increasing steadily.



Location

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





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

