CENTURY 21
Cambuslang



65 CASTLE CHIMMINS AVENUE

CAMBUSLANG | GLASGOW | G72 8UG

ONE BEDROOM / LOWER COTTAGE FLAT

Ground floor • Gas central heating • Double glazing

Garden area • Excellent modernisation potential

CENTURY 21 CAMBUSLANG | 0141 404 0651

AN OPPORTUNITY TO MAKE YOUR OWN

Century 21 Cambuslang are delighted to present this spacious one-bedroom ground-floor lower cottage flat in an established residential area of Cambuslang.

The accommodation comprises an entrance hallway, generously proportioned living room, double bedroom, breakfasting kitchen, shower room and useful storage cupboard. The property benefits from uPVC double glazing and gas central heating.

A degree of internal modernisation would enhance its appeal and value. With accommodation on one level and a garden area, the flat offers an attractive prospect for first-time buyers, downsizers, retirement purchasers and buy-to-let investors.



LIVING ROOM



BREAKFASTING KITCHEN

KEY FEATURES

- Ground-floor, one-bedroom cottage flat
- Good-sized living room and double bedroom
- Breakfasting kitchen, shower room and storage
- uPVC double glazing and gas central heating
- Garden area and scope for internal improvement

PROPERTY PHOTOGRAPHS



BEDROOM



ENTRANCE HALL

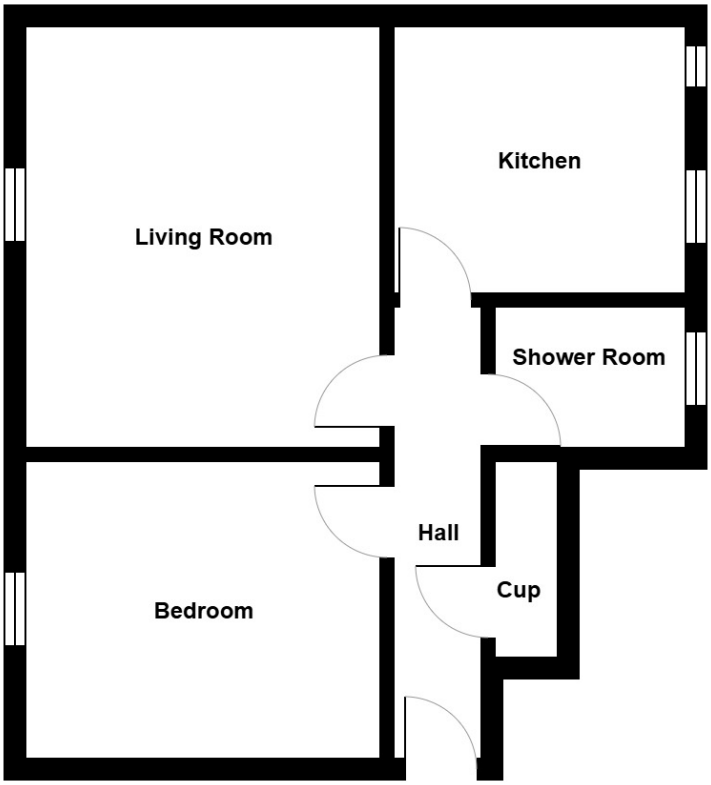


SHOWER ROOM



GARDEN AREA

FLOOR PLAN & ACCOMMODATION



ROOM DIMENSIONS

Entrance hallway	**4.7m × 0.9m**
Living room	**3.7m × 4.4m**
Double bedroom	**3.7m × 3.1m**
Breakfasting kitchen	**2.7m × 3.0m**
Shower room	**1.9m × 1.4m**

Additional accommodation: storage cupboard. All measurements approximate.

Floor plan is for illustrative purposes only and is not to scale.

LOCATION & VIEWING

CAMBUSLANG, GLASGOW

Castle Chimmins Avenue lies in an established residential part of Cambuslang, with access to local shops, services, schools and recreational amenities. Cambuslang Main Street provides a range of everyday facilities, while further shopping and leisure opportunities are available in nearby Rutherglen and Glasgow.

Cambuslang railway station offers services towards Glasgow and surrounding destinations, while the M74 motorway network provides useful road connections across the Central Belt.

ARRANGE A VIEWING

CENTURY 21 CAMBUSLANG

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Main Street, Cambuslang, Glasgow, G72 7EG

IMPORTANT INFORMATION

These particulars are intended as a guide only and do not form part of any offer or contract. Measurements are approximate. Services, appliances and installations have not been tested. Purchasers should satisfy themselves as to the condition, tenure, boundaries and extent of any garden rights.