



Hawthorn Avenue, Cambuslang Glasgow G72 7AE

welcome to Hawthorn Avenue, Cambuslang Glasgow

- Stunning End Terrace Townhouse
- Bright Spacious Lounge With Patio Doors To Rear Garden
- Modern Fitted Kitchen
- Downstairs WC & Modern Family Bathroom
- Master Bedroom With Dressing Area & En-Suite

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

offers over
£260,000

A truly impressive, bright and beautifully proportioned modern end terrace townhouse will not fail to impress upon inspection situated in a popular locale.

Providing bright and generously proportioned family accommodation the interior comprises of impressive and welcoming reception hallway, downstairs WC, attractive bright formal lounge with media wall and patio doors to the rear garden and modern fitted kitchen which has a range of base and wall mounted units.

The first floor level consists of two stunning bedrooms and family bathroom with w.c, wash basin and bath. On the top floor level is the master bedroom with its very own dressing room and en-suite. The property is in a very much sought after area and would make the perfect home.

The property is further enhanced with double glazing, gas central heating, gardens to the front and rear and driveway.

Cambuslang offers access to the M74 and there are a number of well serviced bus routes and three train stations located within the area. A selection of primary and secondary schooling is available as well as an abundance of shops, bars, restaurants, a library and a park providing recreational grounds within this established residential area.

Entrance Hallway

Lounge

16' 4" x 13' 4" (4.98m x 4.06m)

Kitchen

12' 10" x 6' 3" (3.91m x 1.91m)

Downstairs Wc

Bedroom One

15' 1" Max x 13' 4" (4.60m Max x 4.06m)

Dressing Area

10' 4" x 6' 3" (3.15m x 1.91m)

En-Suite

6' 11" x 6' 2" (2.11m x 1.88m)

Bedroom Two

13' 4" x 9' 11" (4.06m x 3.02m)

Bedroom Three

13' 3" x 9' 3" (4.04m x 2.82m)

Bathroom

6' 3" x 6' 2" (1.91m x 1.88m)

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Property Ref:
BSD109136 - 0003

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.



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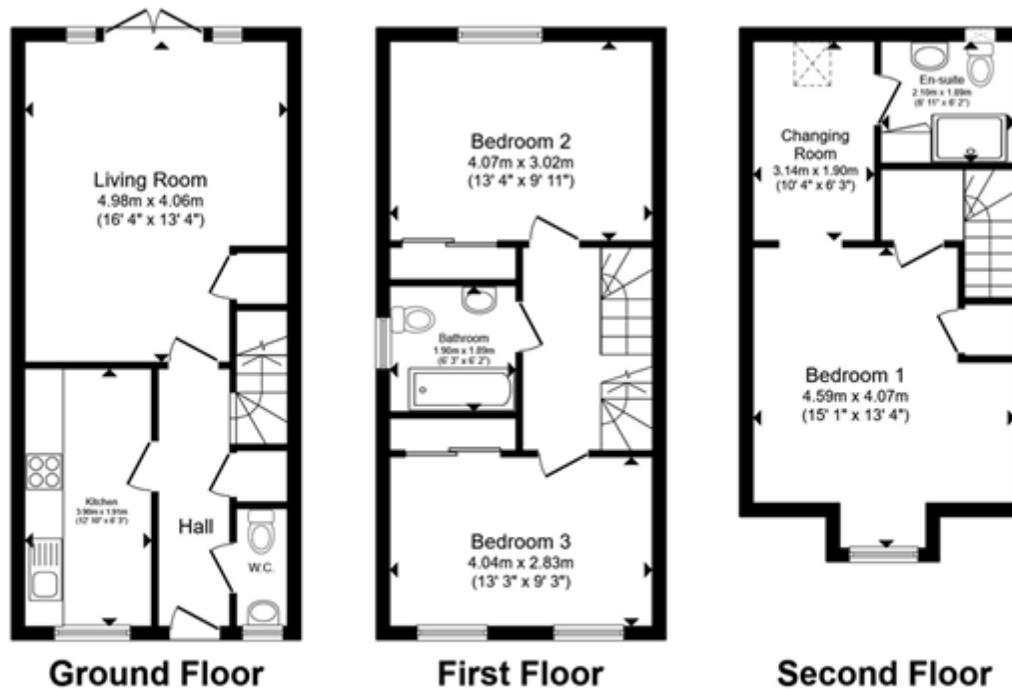
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Lanarkshire, G73 3SA



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Total floor area 104.9 m² (1,129 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



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