



Medlar Court, Cambuslang Glasgow G72 7NS

welcome to Medlar Court, Cambuslang Glasgow

- Stunning Mid Terrace Villa
- Bright Spacious Lounge
- Modern Fitted Kitchen / Dining Area
- Two Bedrooms
- Bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers over

£145,000

Offering to the market this Modern Mid Terrace Villa situated within a popular location.

This two bedroom terrace villa is immaculately presented, has been well maintained by the present owners to an exceptional high standard and provides excellent accommodation, which can only be fully appreciated by internal inspection.

The accommodation comprises entrance hallway, bright and spacious family lounge, fitted kitchen which has a range of base and wall mounted units and access to the private rear garden. The upper level offers two bedrooms and family bathroom with three piece suite.

The property is complimented with gas central heating, double glazing, fresh decor throughout and easily maintained garden to the rear.

The property forms part of a small development and sits close to the heart of Cambuslang, an established suburb to the south of Glasgow. The property is conveniently placed for access to a host of amenities including nurseries, schools at both primary and secondary levels, recreational facilities, golf course and a variety of day to day shops. Kirkhill and Cambuslang railway stations are situated only a short distance from the property. In addition to this, there are excellent road links including the M74 allowing swift access to the surrounding areas and the Central Belt motorway network system.

We have tried to put into words what this fantastic property has to offer, but only internal viewing will confirm this.

Entrance Hallway

Lounge

13' 11" x 12' 11" (4.24m x 3.94m)

Kitchen

9' 6" x 8' 6" (2.90m x 2.59m)

Bedroom One

16' 2" Max x 9' 10" (4.93m Max x 3.00m)

Bedroom Two

16' 5" Max x 8' 6" (5.00m Max x 2.59m)

Bathrom

9' 7" x 5' 9" (2.92m x 1.75m)

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Property Ref:
BSD109207 - 0002

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



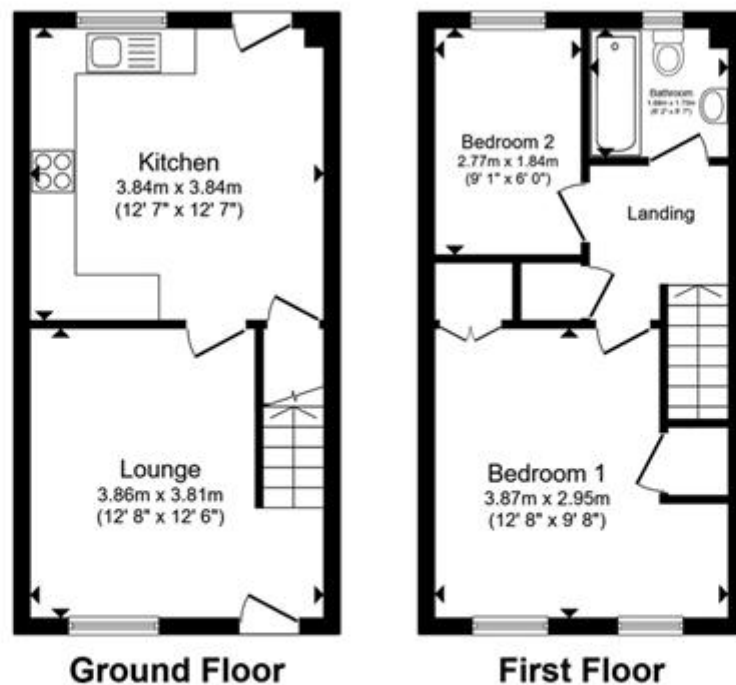
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Lanarkshire, G73 3SA



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Total floor area 59.8 m² (644 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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