



RESIDENCE

69 Dirleton Avenue, Cambuslang, G72 8ZB

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3 Bedrooms | 1 Public Rooms | 1 Bathrooms

Set within the popular Greenlees development in Cambuslang, this beautifully presented three-bedroom townhouse offers stylish and flexible family accommodation arranged over three spacious levels.

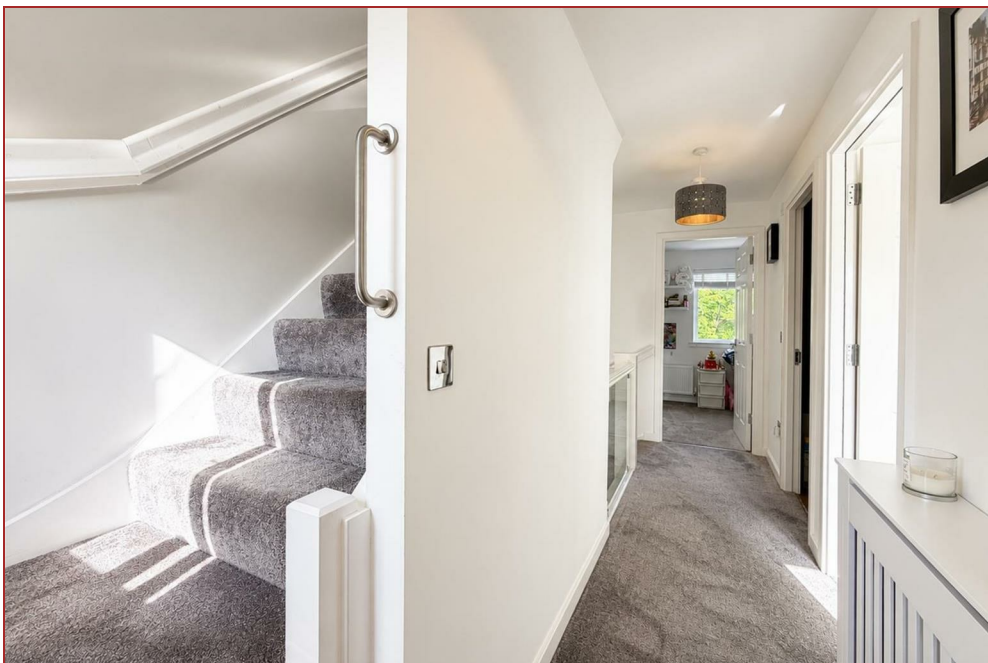
Arranged over three levels, the property offers bright, spacious and flexible accommodation ideally suited to modern family living. The ground floor opens with a welcoming entrance hallway and a stylish front-facing lounge, featuring contemporary décor and an attractive feature fireplace. From here, the accommodation flows through to the impressive fitted kitchen, which includes a range of sleek wall and base-mounted units, contrasting work surfaces, integrated appliances and French doors opening directly onto the private rear garden. A modern guest WC completes the ground floor.

On the first floor are two well-proportioned double bedrooms, with one currently arranged as a dressing room, together with a contemporary three-piece family bathroom.

The principal bedroom occupies the entire upper level and provides an excellent sense of space and privacy. With attractive coombed ceilings, roof windows and generous floor space, the room offers plenty of room for additional bedroom furniture, dressing space or a home working area.

Externally, the property benefits from allocated parking to the front, while the enclosed rear garden has been thoughtfully designed for both relaxation and entertaining. It features a modern decked seating area, artificial lawn and ample space for a variety of outdoor uses, creating a low-maintenance garden that can be enjoyed throughout the year.

The property is situated within a well-established and attractive development, conveniently placed for local shops, schools and recreational facilities. Burnside and Cambuslang train stations provide regular services, while nearby road links offer straightforward access to Glasgow City Centre, East Kilbride and the wider motorway network.



861.11 sq ft | EER = B



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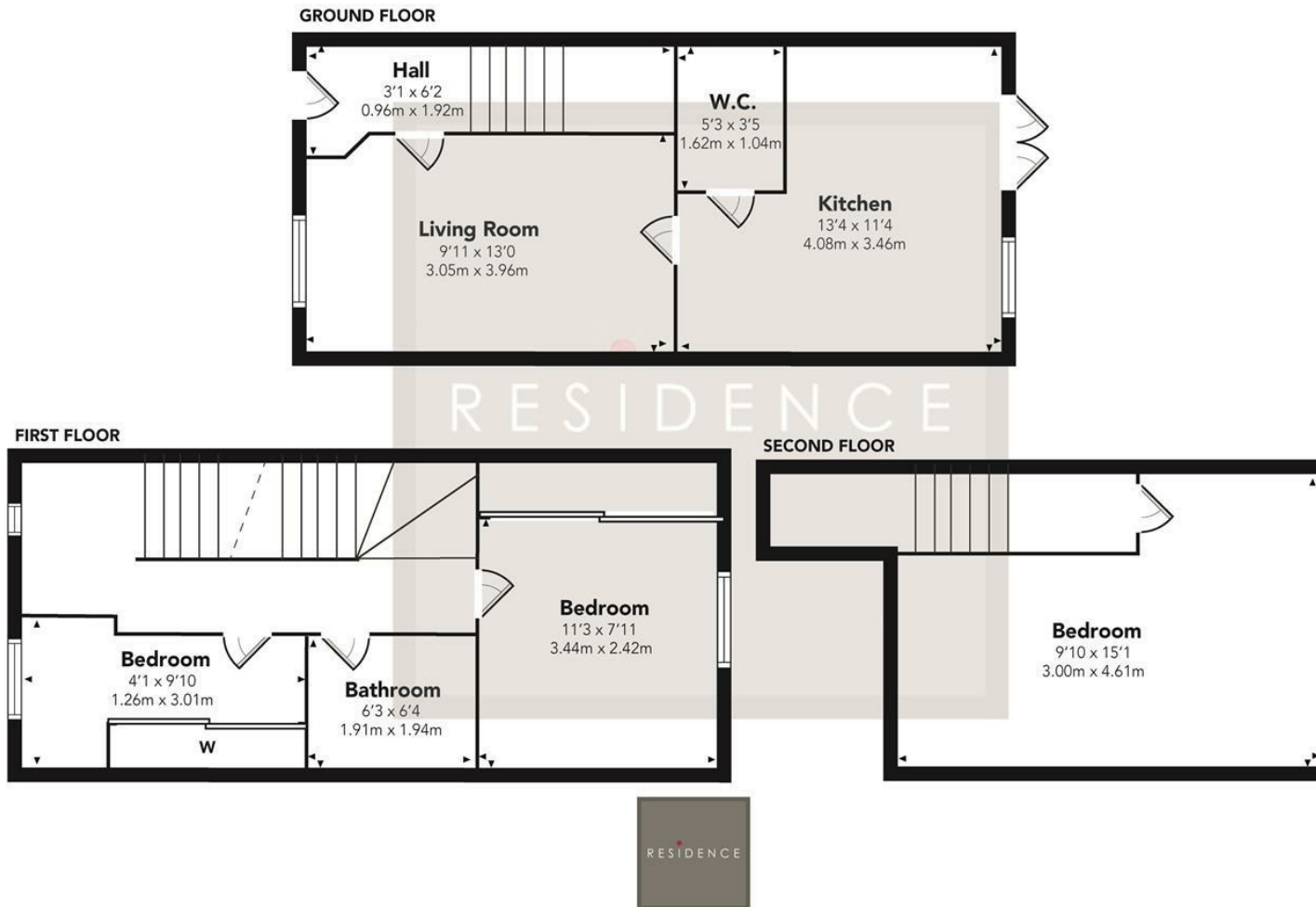




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Dirleton Avenue



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.