



Westfarm Gait, Cambuslang Glasgow G72 7WE

welcome to Westfarm Gait, Cambuslang Glasgow

- Outstanding plot
- Quiet cul-de-sac position
- Four generous double bedrooms
- Principal bedroom with en-suite
- Spacious bay-window lounge

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

offers over
£310,000

Occupying what is arguably one of the finest plots within this highly sought-after development, this outstanding four bedroom detached villa enjoys a peaceful position within a quiet corner of West Farm Gait, Cambuslang. Combining generous family accommodation with high-quality Dundas build specifications and a beautifully landscaped rear garden, this is a home perfectly suited to modern family living. Upon arrival, the property immediately impresses with its substantial driveway, providing ample off-street parking, alongside an integral garage. The welcoming entrance hall leads to a bright and spacious lounge, enhanced by an attractive bay window that floods the room with natural light. To the rear, the heart of the home is undoubtedly the impressive dining kitchen, thoughtfully designed with quality fittings and ample space for family dining. French doors provide a seamless connection to the rear garden, creating the perfect setting for indoor-outdoor living. The upper level offers four well-proportioned double bedrooms. The superb principal bedroom benefits from fitted storage and a modern en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. A standout feature of this fantastic home is the exceptional rear garden. Beautifully landscaped and designed with enjoyment in mind, it features composite decking, established greenery and an enviable degree of privacy. Backing onto mature trees with no immediate properties behind, the out

Entrance Hallway

Lounge

14' 10" Max x 11' 7" (4.52m Max x 3.53m)

Kitchen / Dining

21' 2" x 9' 6" (6.45m x 2.90m)

Downstairs Wc

Utility Room

9' x 5' (2.74m x 1.52m)

Bedroom One

14' 9" Max x 12' (4.50m Max x 3.66m)

En-Suite

6' 8" x 6' 6" (2.03m x 1.98m)

Bedroom Two

14' 7" x 8' 9" (4.45m x 2.67m)

Bedroom Three

9' 4" x 9' (2.84m x 2.74m)

Bedroom Four

12' x 8' 6" (3.66m x 2.59m)

Bathroom

7' 3" x 6' 8" (2.21m x 2.03m)

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Property Ref:
BSD109271 - 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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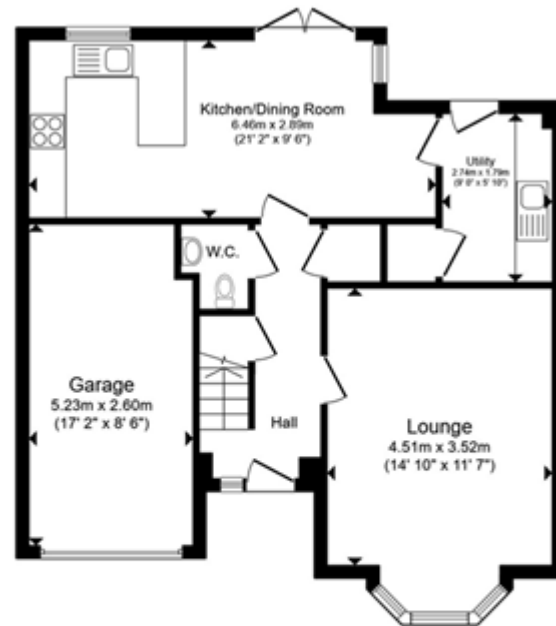
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Lanarkshire, G73 3SA



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Ground Floor



First Floor

Total floor area 130.2 m² (1,402 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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