

GARDEN STIRLING BURNET

64 WESTERN ROAD,

CAMBUSLANG, GLASGOW, G72 8EG

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Situated within a popular residential area of Cambuslang, this two-bedroom first floor property offers an excellent opportunity for first-time buyers, investors, couples and those looking to downsize.
The accommodation comprises a bright and spacious lounge, fitted kitchen, two well-proportioned bedrooms and a family bathroom.
The lounge is a welcoming reception space, enhanced by a large front-facing window which allows an abundance of natural light to fill the room.
The fitted kitchen provides a good range of wall and floor-mounted units and there is provision for a range of freestanding appliances.
The property further benefits from two bedrooms and a family bathroom.
Cambuslang offers a range of local amenities, with everyday shopping facilities close at hand. Cambuslang Main Street provides a wider selection of shops, supermarkets, cafés and other services, while nearby Cambuslang Public Park is also nearby.
Commuters are well catered for, with nearby bus services providing connections towards Glasgow and surrounding areas. Both Kirkhill and Cambuslang railway stations are accessible, offering rail links into Glasgow city centre and further afield. The property also benefits from convenient road links, including access to the M74 motorway network.








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FEATURES

- Excellent opportunity for first-time buyers
- Bright and spacious lounge
- Fitted kitchen
- Two well-proportioned bedrooms
- Convenient residential location
- Double Glazing and Gas Central Heating
- Excellent transport links to Glasgow City Centre
- Close to local shops and amenities
- Excellent potential for modernisation and upgrading



"Two-bedroom accommodation in a convenient residential location with excellent transport links to Glasgow City Centre”







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HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



GARDEN STIRLING BURNET
Property Solicitors

Total: 54 m2
1st Floor: 54 m2
Excluded Areas: Walls: 4 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.