



Cairns Avenue, Cambuslang Glasgow G72 8LE

welcome to Cairns Avenue, Cambuslang Glasgow

- Stunning End Terrace Villa
- Bright Spacious Lounge
- Modern Fitted Kitchen
- Three Good Sized Bedrooms
- Family Bathroom

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

offers over
£170,000

A well-presented and spacious end terraced villa situated within this convenient and established locale.

Available in true walk in condition the accommodation comprises entrance hallway, attractive lounge with dual aspects, modern fitted kitchen with a range of wall and base mounted units and access to the rear gardens.

The upper floor offers three bedrooms and family bathroom with wash basin, wc, bath and shower over.

The property features a fresh and neutral decorative theme throughout, gas central heating and front and rear gardens with the rear garden having stunning patio area.

Cambuslang offers a range of local shopping facilities with further amenities available in Rutherglen and East Kilbride. Access is available to the motorway network system. Public transport links and local schools are situated nearby. Recreational facilities within the area include several public parks, bowling, tennis clubs and a choice of golf courses.

Early Viewing Advised.

Entrance Hallway

Lounge

19' 11" x 12' 8" (6.07m x 3.86m)

Kitchen

13' 6" x 9' 10" (4.11m x 3.00m)

Bedroom One

13' 6" x 12' 8" (4.11m x 3.86m)

Bedroom Two

12' 8" x 10' 11" (3.86m x 3.33m)

Bedroom Three

12' 4" x 6' 8" (3.76m x 2.03m)

Bathroom

9' 1" x 5' 1" (2.77m x 1.55m)

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Property Ref:
BSD109261 - 0002

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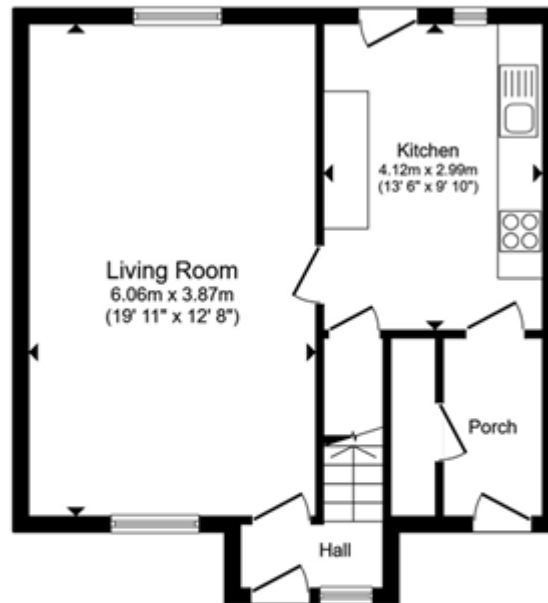
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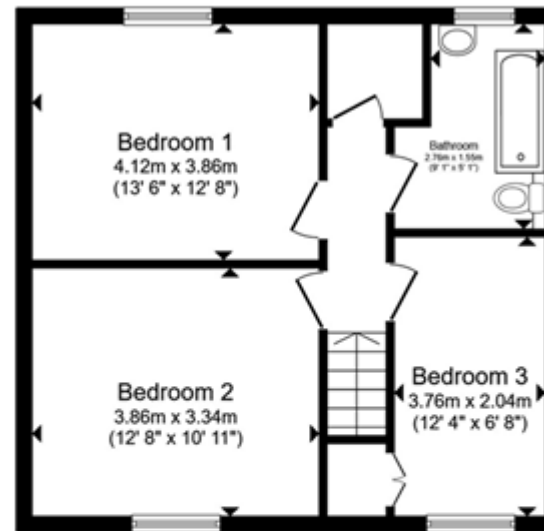
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Ground Floor



First Floor

Total floor area 89.7 m² (965 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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