



**3-3, 49A Glasgow Road, Cambuslang**

**Offers Over £80,000**





## Floor Plan

Floor area 68.6 m<sup>2</sup> (739 sq.ft.)

**TOTAL: 68.6 m<sup>2</sup> (739 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

## THE PROPERTY

Located in the popular town of Cambuslang, in Glasgow's vibrant South-East, Flat 3/3 is a spacious top-floor apartment, offering an ideal opportunity for first-time buyers or investors with the advantage of no onward chain.

The building's secure entry system opens into a well-maintained stairway and hallway that leads up to the top floor. Stepping into the apartment, you are welcomed by a bright and spacious reception hallway which provides access to each room within.

The lounge is freshly decorated in neutral tones and fitted carpets, offering a warm and relaxing space to unwind, and like the rest of the apartment, boasts impressive dimensions.

The modern kitchen is equipped with hi-gloss wall and base units, complimented by granite-effect countertops for both style and functionality. Integrated appliances include a 4-ring electric hob, electric oven/grill, extractor hood, with further space for additional freestanding appliances where desired.

The apartment includes two generously proportioned double bedrooms, both with excellent in-built storage. Completing the home internally is a three-piece bathroom with a bathtub and overhead shower, W.C., and wash hand basin.

To the rear of the building, residents can enjoy access to a well-maintained communal drying green.

Cambuslang has a great selection of local and town centre amenities including shops, supermarkets, schools and transport services. Bus and rail links give regular access throughout the area and further afield.

Viewing by appointment – please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank You.

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