



Rarely available three-bed Mid-terrace family home, spacious accommodation, popular location of central Cambuslang



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We are delighted to bring to the market this three-bed mid-terrace family home. This rarely available type of property is nestled beautifully in a quiet and popular family-friendly street that's known for having a great neighbourly spirit. The property makes a perfect family home for any young couple to enjoy and the secure garden is ideal for children or pets to enjoy. The property also benefits from unobstructed views towards the green parklands of Quarryfield Park, an ideal outdoor space for those who like to walk, cycle or enjoy the fresh air.

THE LOUNGE



The accommodation consists of a bright and spacious entrance vestibule leading to a lounge/diner, which given its size and shape would suit a range of furniture configurations. The space easily accommodates a dining table.

THE KITCHEN



The kitchen makes a fantastic hub for the family around meal times. Currently finished in a range of fitted units, with a gas cooker, along with ample space for a free-standing washing machine and under-counter fridge. Freestanding appliances may be available by separate negotiation.



Upstairs, the tiled shower room is finished with a white toilet and sink with a standalone shower cubicle. There are three good-sized bedrooms, two with built-in storage and all with space for free-standing furniture. There are also ample cupboard spaces throughout the home to help keep everything in its place.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



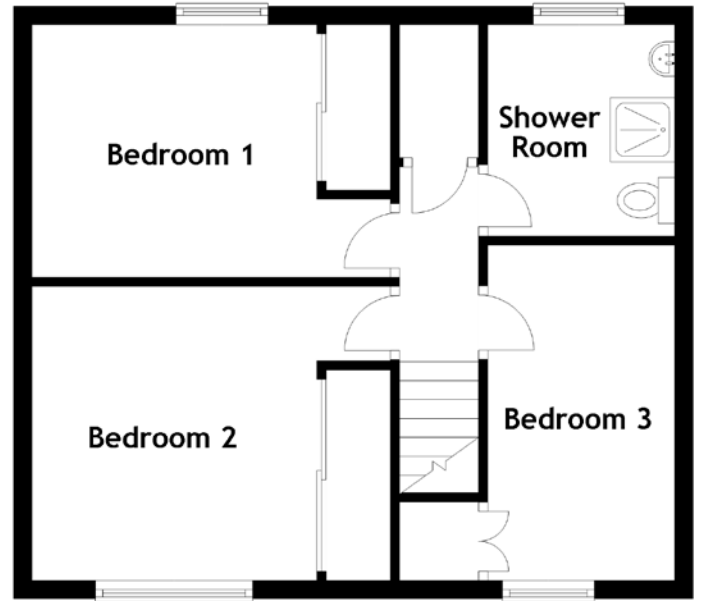
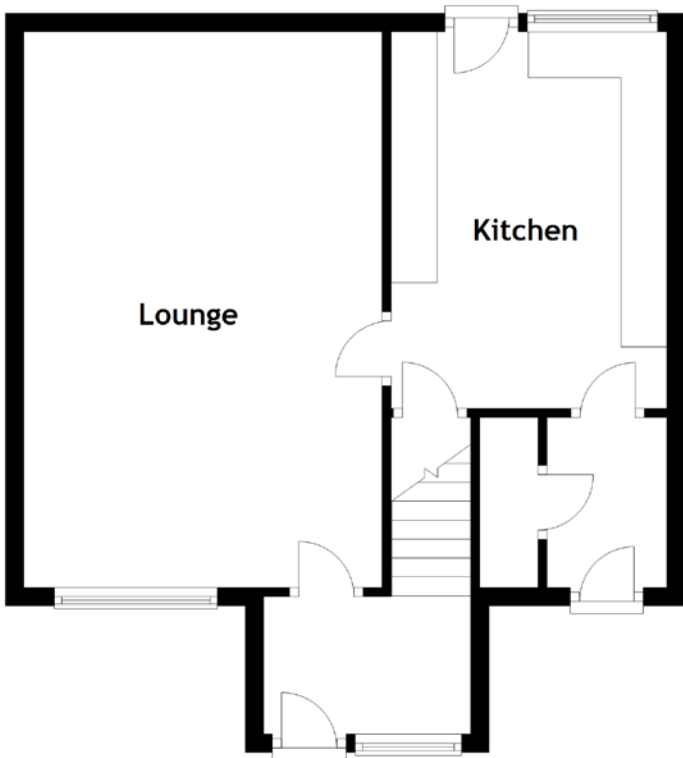
The property is kept warm and comfortable via double glazing and gas central heating. This is quite simply a great value home given the accommodation and the location on offer. Subject to planning consent the loft may offer space to develop further.

Although perfectly functional as-is, for anyone with a flair for interior design, a new kitchen and bathroom could easily transform this home into something really quite special. It would make an ideal buy for any first-time buyers, a young family or even a great investment property for a smart Buy-To-Let investor. Early viewing is advised.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

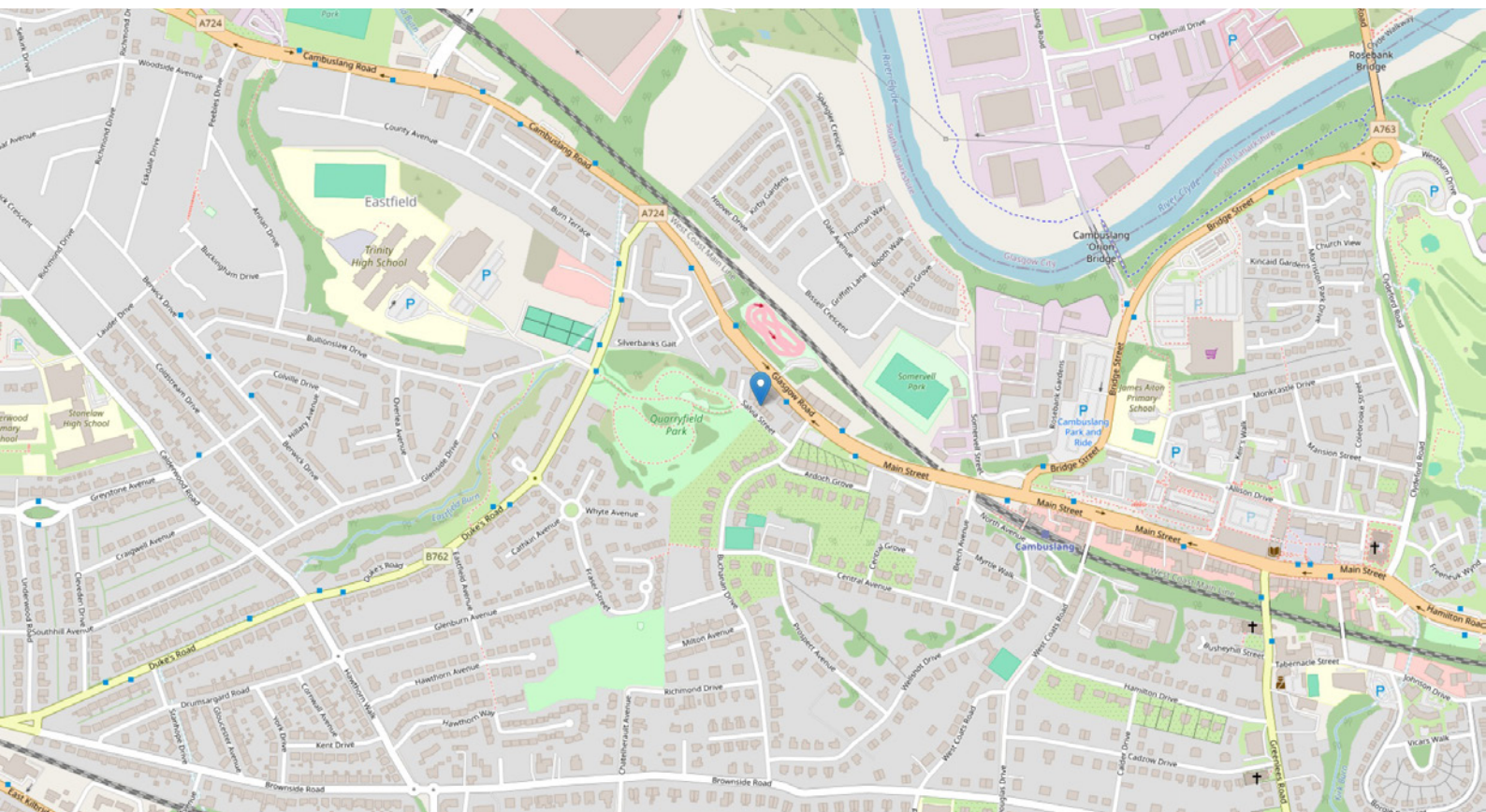


Approximate Dimensions (Taken from the widest point)

Lounge 6.05m (19'10") x 3.90m (12'10")
 Kitchen 4.10m (13'5") x 3.00m (9'10")
 Shower Room 2.35m (7'9") x 2.05m (6'9")

Bedroom 1 3.95m (13') x 2.75m (9')
 Bedroom 2 3.95m (12'11") x 3.30m (10'10")
 Bedroom 3 3.65m (12') x 2.05m (6'9")

Gross internal floor area (m²): 89m² | EPC Rating: C



THE LOCATION

Salvia Street in Cambuslang is a great place to live and commute from, offering plenty of local shops and amenities within a two-minute walk. The property has unobstructed views across the green parkland of the popular Quarryfield Park. The transport links from this location are excellent via the train station (5 minutes walk) commuting to Glasgow city centre is only seven miles away and therefore quick and easy. Good schooling at primary and secondary levels is also available locally. For those travelling by car, the main motorway network is also nearby, giving easy access to all towns and cities across central Scotland.



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