

# 81 Dale Avenue

CAMBUSLANG, GLASGOW, G72 7EY



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0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present to the market this detached, modern four bedroom family home. Originally built by Dawn Homes, The Etive style property was the on-site show home and boasts an attractive, contemporary interior making it ideal for families looking for a spacious home in one of the most popular developments in the Cambuslang.

Accommodation comprises a welcoming entrance hall which gives access to the bay window lounge, the kitchen dining area is open plan, with a separate utility room, and access to the garden via the French doors. There's also a downstairs WC and integrated garage on the ground floor.

## The Property





## Kitchen/Diner







The central staircase leads to the first floor where you will find four double bedrooms of which the principal has an en-suite shower room, three of the four bedrooms have fitted wardrobes and the main family bathroom which benefits from both a shower cubicle and bath.





**Bedroom 1**









**Bedroom 2**





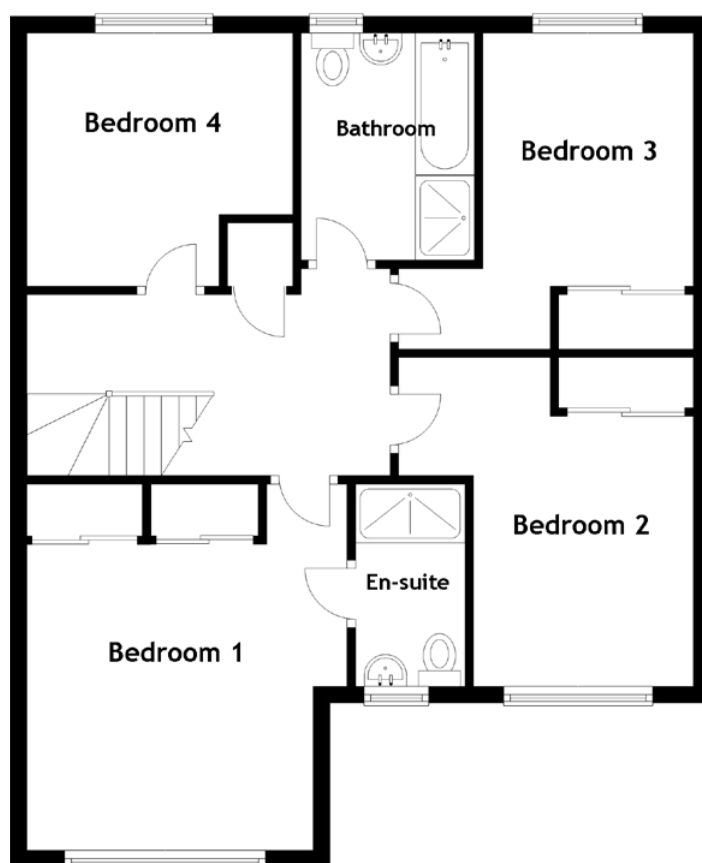
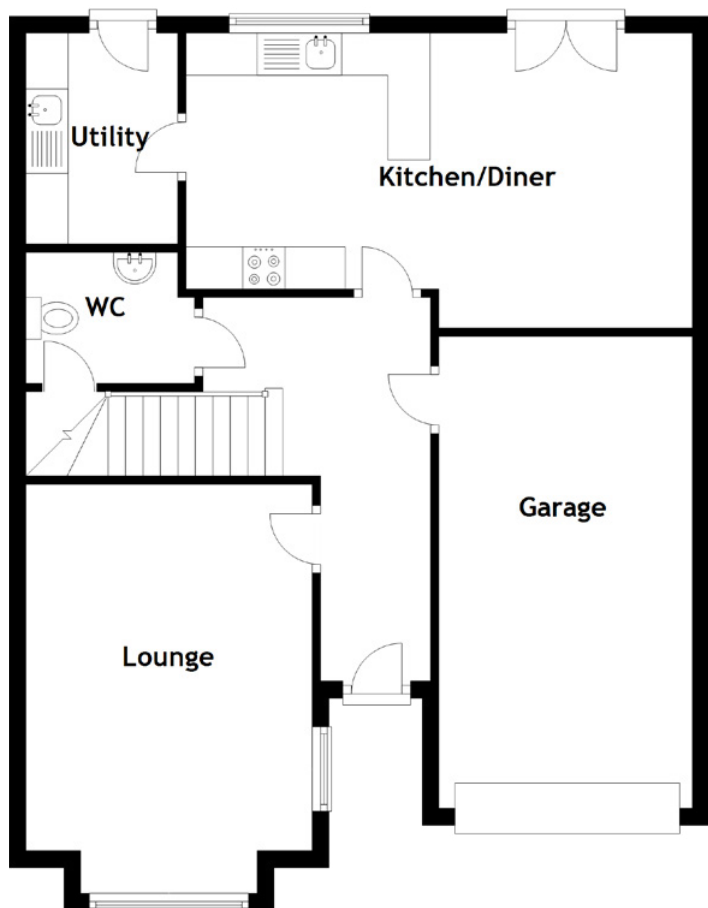
**Bedroom 3**





**Bedroom 4**





**Approximate Dimensions**

(Taken from the widest point)

Kitchen/Diner	6.00m (19'8") x 3.50m (11'6")
Lounge	4.85m (15'11") x 3.40m (11'2")
WC	2.00m (6'7") x 1.55m (5'1")
Utility	2.50m (8'2") x 1.80m (5'11")
Garage	5.60m (18'4") x 3.00m (9'10")
Bedroom 1	3.80m (12'6") x 3.70m (12'2")
En-suite	2.40m (7'10") x 1.30m (4'3")

Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Bedroom 3	3.25m (10'8") x 2.60m (8'6")
Bedroom 4	3.15m (10'4") x 3.00m (9'10")
Bathroom	2.70m (8'10") x 2.05m (6'9")

Gross internal floor area (m<sup>2</sup>): 124m<sup>2</sup>

EPC Rating: B

**Floor Plan**



The property further benefits from gas central heating, double glazing, solar panels and a driveway that can comfortably accommodate three vehicles. The rear garden is enclosed by a perimeter fence. Early viewing is highly recommended.





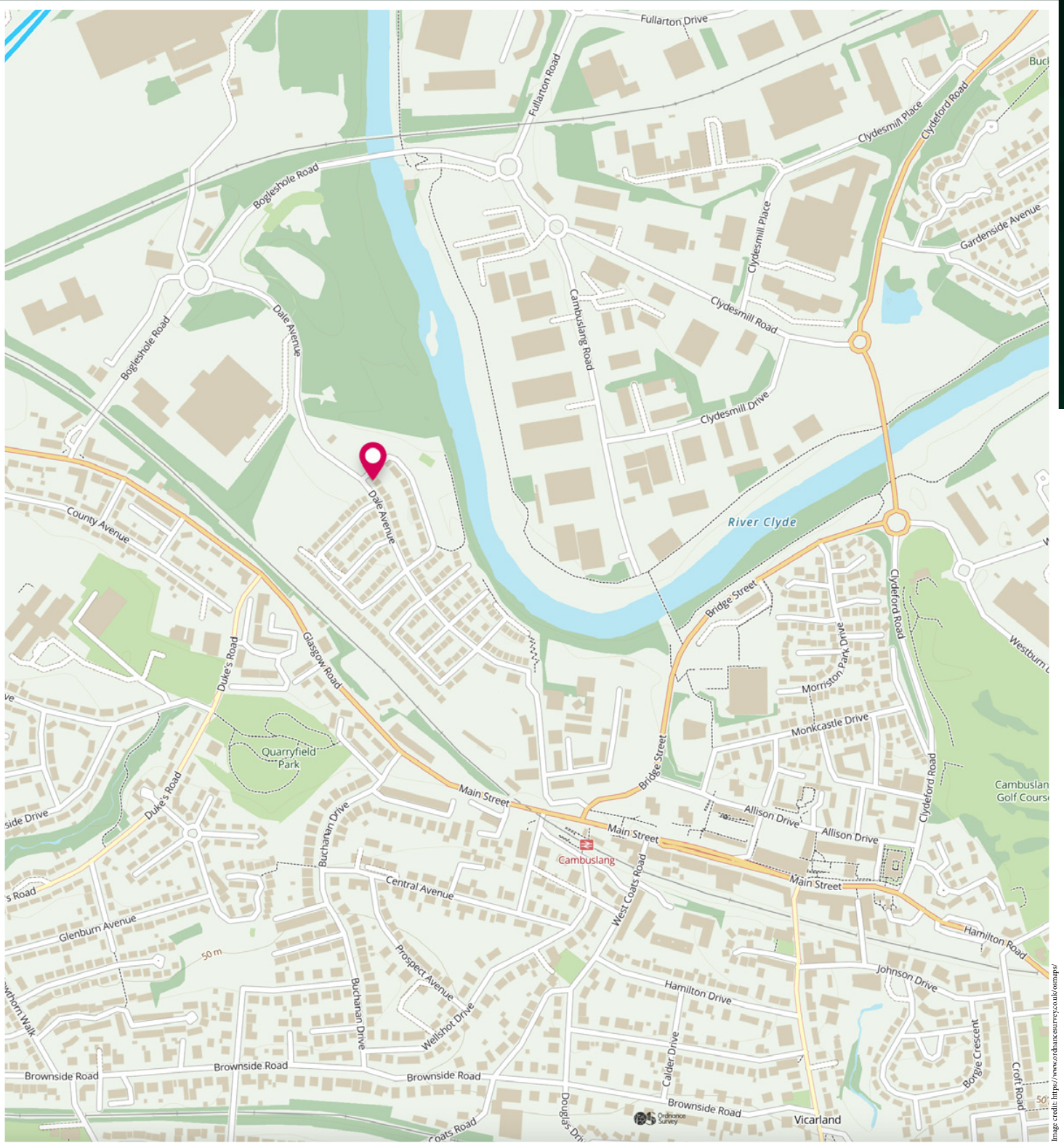


81 Dale Avenue is well-placed for both schooling and public transport facilities. Cambuslang is a very popular suburb of Glasgow and provides excellent transport links into the city centre by bus or train from nearby Cambuslang Train Station or, if travelling by car, the M74 and M8 motorways provide great links to Glasgow and the surrounding towns.



There are a good variety of shops on offer nearby, with many popular high street names being represented, along with primary and secondary schooling. The surrounding towns/villages include Uddingston, East Kilbride, Hamilton and Rutherglen, providing a more comprehensive range of shops and have excellent sporting/leisure facilities on offer.





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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