


McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

14 Robert Templeton Drive

CAMBUSLANG, GLASGOW, G72 7NE

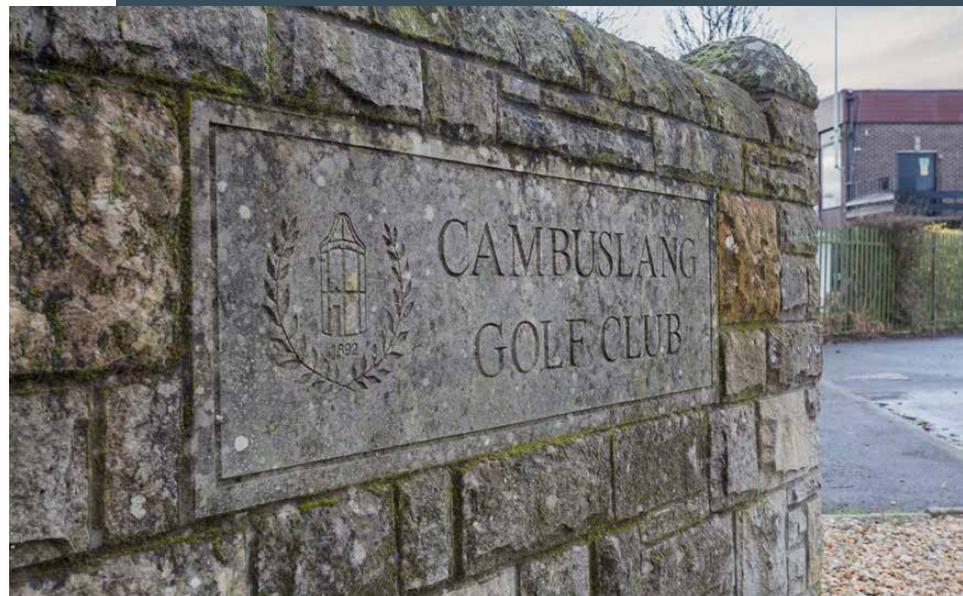


Cambuslang

GLASGOW, G72 7NE

Cambuslang is a great place to live and commute from, offering plenty of local shops and amenities within walking distance. The transport links from this location are excellent, commuting to Glasgow city centre, only seven miles away, is quick and easy. In addition bus and train links are within walking distance. Good schooling at primary and secondary level 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.



14 Robert Templeton Drive

CAMBUSLANG, GLASGOW, G72 7NE

McEwan Fraser Legal is delighted to present this three-bedroom bungalow in Cambuslang, in walk-in condition. Hamilton Estate is a mature and family friendly estate with strong community spirit. The property is a fine example of a well-loved home and has the added benefit of a large garden to the rear.

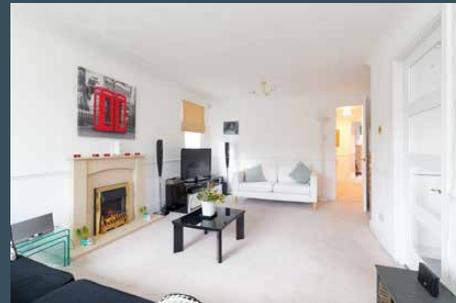
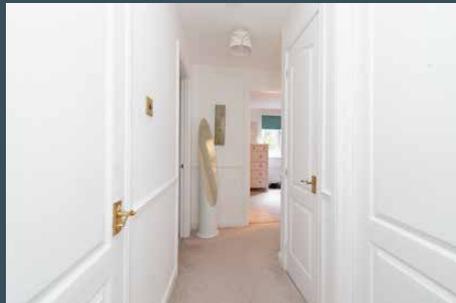
Inside, the property comprises of:

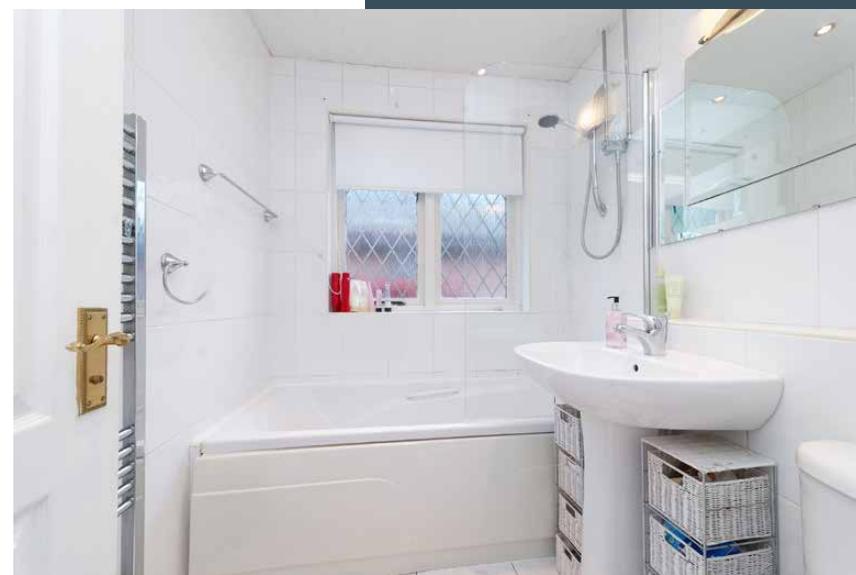
- Newly fitted fully equipped dining kitchen.
- Spacious living area with feature fireplace and large window to the front and side with plush cream carpet underfoot.
- Three double bedrooms; two with fitted wardrobes, including the master, which also has an en-suite shower room.
- Family bathroom which is fully tiled with 3 piece suite and a shower over the bath.
- Excellent storage throughout and a large loft.

Externally the spacious gardens have a large deck, lawn and borders for planting with a handy shed included in the sale.

The current owner has done quite a bit of internal work to the property and the home has a lovely bright feeling throughout. The real jewel being the newly fitted kitchen which is spectacular and fit for any chef.

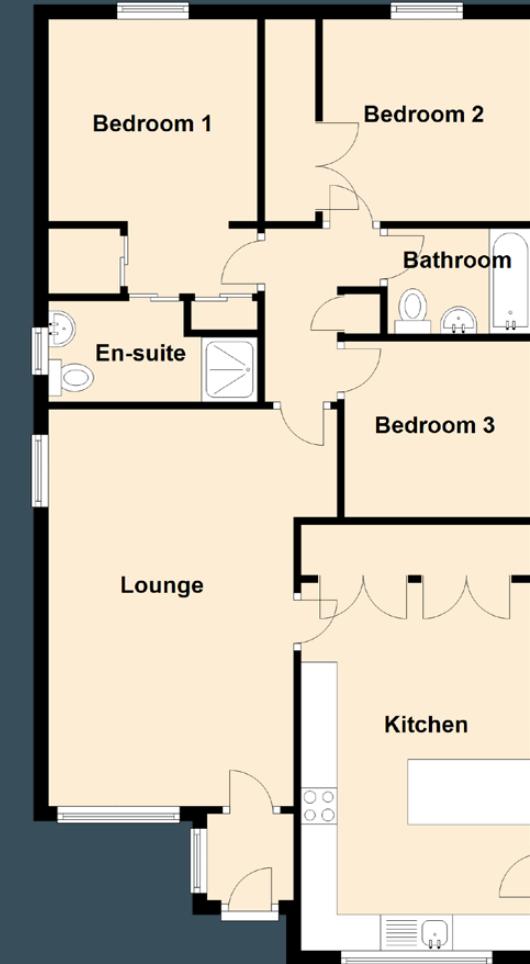
In addition to this, the property includes parking and gardens to the front and rear. This is a rare opportunity to acquire a Bungalow in a fantastic location.





Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 4.00m (13'2")
Kitchen	5.10m (16'9") x 3.20m (10'6")
Bedroom 1	3.80m (12'6") x 2.90m (9'6")
En-suite	2.90m (9'6") x 1.40m (4'7")
Bedroom 2	2.90m (9'6") x 2.80m (9'2")
Bedroom 3	2.60m (8'6") x 2.60m (8'6")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 79m² | EPC Rating: D

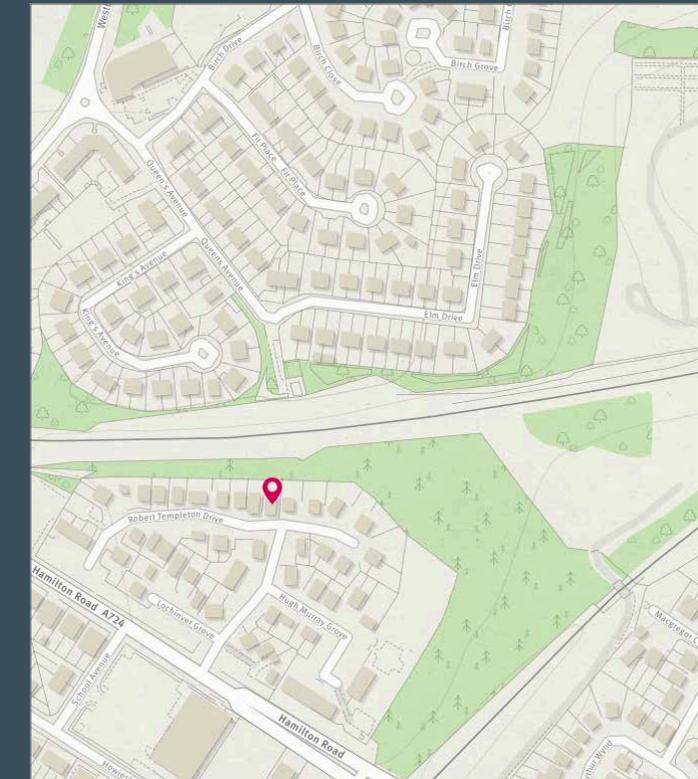


Image credit: <https://www.dailymail.co.uk/home/>




McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
GEMMA CONSTABLE
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer