



  
**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.





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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.

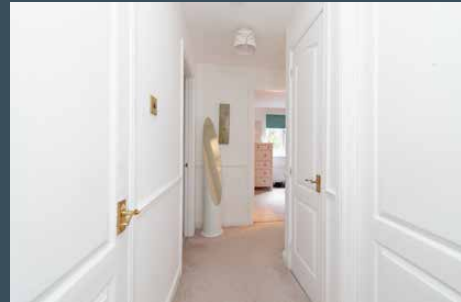
Inside, the property comprises of:

- 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.

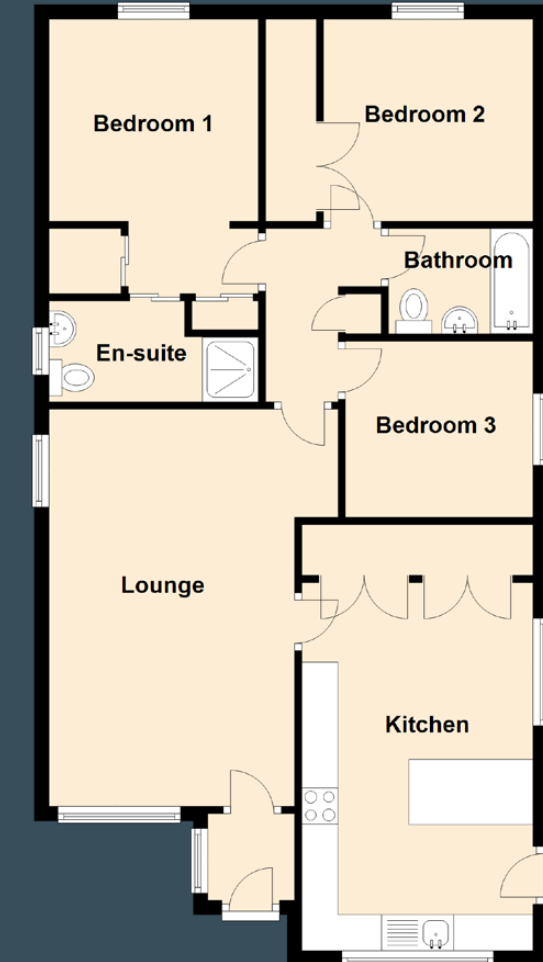






# Specifications

## 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

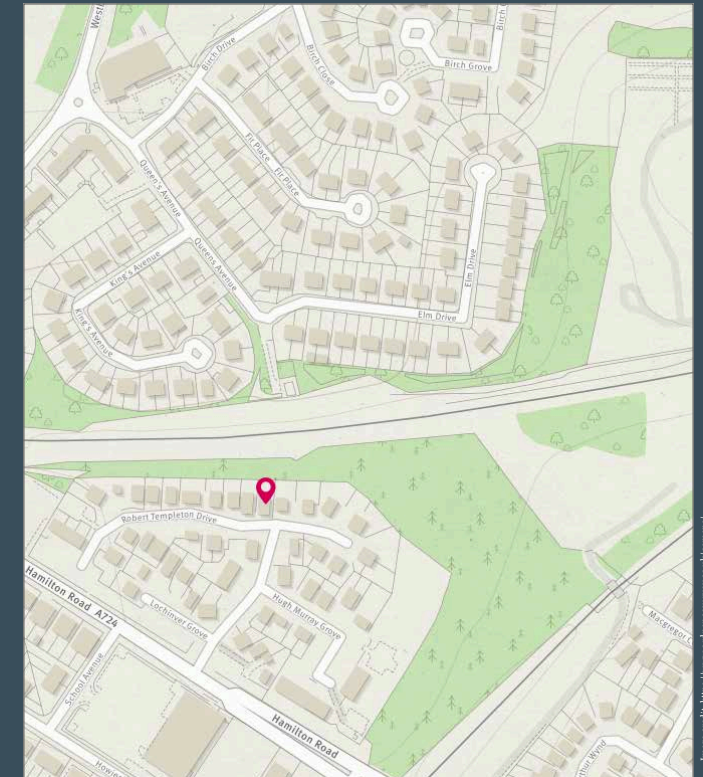


Image credit: <https://www.ashmansurvey.co.uk/sample/>





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