




McEwan Fraser Legal

Solicitors & Estate Agents

01698 537 177

25 Buttercup Crescent

CAMBUSLANG, GLASGOW, SOUTH LANARKSHIRE, G72 6AG

CAMBUSLANG

GLASGOW, G72 6AG

With the superb diversity of Glasgow city centre within reach by public transport, Newtonfarm has access to an exceptional choice of theatres, cinemas, live music venues, galleries, museums and shops. The wide selection of bars and restaurants in Cambuslang is complemented by a cinema and a Hollywood Bowl within 8 miles.

Cambuslang is the closest town and the surrounding area has a good choice of local shopping, including independent bakers and butchers, newsagents, chemists and a Post Office, and there is a small food supermarket in Westburn. East Kilbride Shopping Centre, around 15 minutes drive away, incorporates more than 180 retail, leisure and restaurant businesses within a mile of exciting malls.

Cambuslang is a very popular suburb of Glasgow and provides excellent transport links into the city centre, by bus or train, from nearby Newton train station, which is within a very short stroll. If travelling by car, the M74 and M8 motorways provide great links to Glasgow and the surrounding town. Primary and Secondary schooling is close by, a real bonus for families. The surrounding towns, which include East Kilbride, Hamilton and Rutherglen, provide a more comprehensive range of shops and have excellent sporting leisure facilities on offer.



25

BUTTERCUP CRESCENT

CAMBUSLANG, GLASGOW, G72 6AG

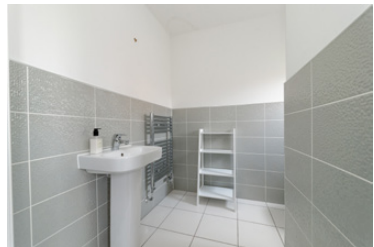
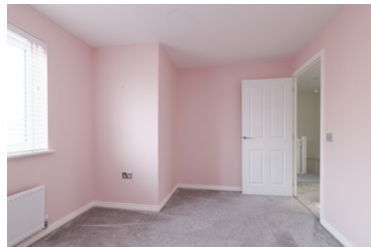
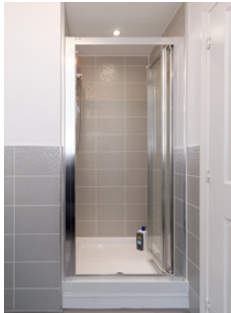
“... FLEXIBLE FAMILY LIVING WITH THE OPTION
TO FURTHER DEVELOP INTO THE GARAGE ...”

McEwan Fraser Legal is delighted to present this three-bedroom semi-detached home in Cambuslang. The property is a fine example of a turn-key property and offers flexible family living with the option to further develop into the garage. The current owners paid for numerous upgrades which will be evident upon viewing. Inside, the property comprises of:

- Fully integrated grey high gloss dining kitchen with access to rear gardens.
- Spacious Living area with dimensions to fit a range of furniture configurations and patio doors.
- Three double bedrooms with a range of storage solutions.
- WC, family bathroom and en-suite facilities.
- Storage throughout.
- Enclosed gardens
- Garage and double driveway.

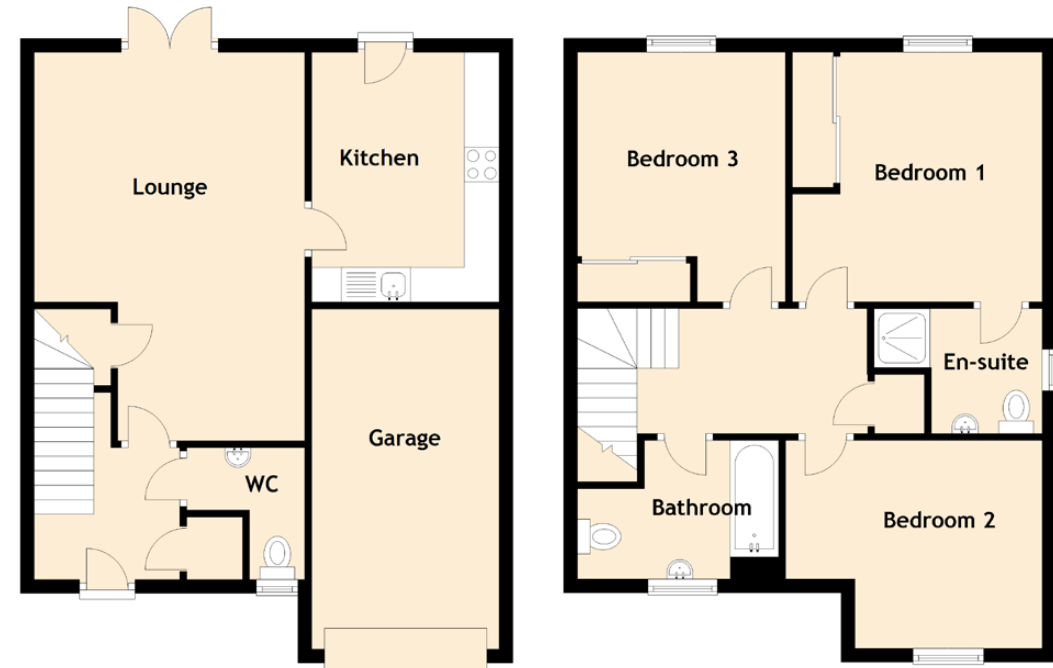
This is a fantastic opportunity to purchase what is essentially a newly built home with builder extras which has been decorated and offers flexible living within a family-friendly estate.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	5.60m (18'4") x 3.90m (12'10")
Kitchen	3.60m (11'10") x 2.70m (8'10")
WC	1.90m (6'3") x 0.80m (2'7")
Garage	3.90m (12'10") x 3.00m (9'10")

First Floor	
Bedroom 1	3.60m (11'10") x 3.50m (11'6")
En-suite	1.80m (5'11") x 1.60m (5'3")
Bedroom 2	3.70m (12'2") x 3.00m (9'10")
Bedroom 3	3.60m (11'10") x 3.00m (9'10")
Bathroom	2.80m (9'2") x 2.00m (6'7")

Gross internal floor area (m²): 94m²

EPC Rating: C

Extras (Included in the sale): BT FTTP Broadband offering speeds between 300-900MPS.

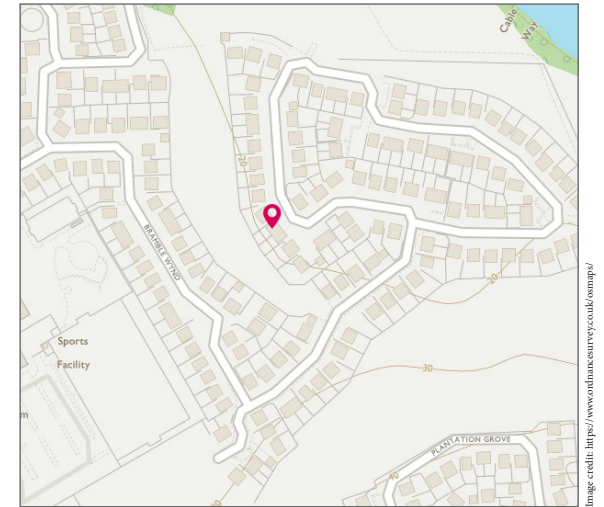


Image credit: <https://www.edinaxsurvey.co.uk/emap/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177
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.

