

53 MacArthur Wynd

CAMBUSLANG, GLASGOW, G72 7GB



Excellent four-bed detached home, garage conversion, set in a quiet street in Cambuslang, garden room



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We are delighted to introduce this stylish and impressive four-bedroom detached family villa to the market. This is a superb and very adaptable home which provides substantial accommodation and living space, for any growing family. Beautifully nestled in a popular area known for its neighbourly spirit, the property benefits from a superb garage conversion and garden office.

THE LOUNGE/DINER



The accommodation consists of a welcoming vestibule, leading to a bright and airy lounge/diner, offering a relaxing place to sit at the end of a long day. The lounge is a good size and offers flexibility for various furniture layouts, whilst the dining room offers a perfect space for the family to get together around the table at mealtimes.

THE KITCHEN



Moving through to the kitchen, which provides a real hub of this family home, it benefits from a good range of fitted units, with a gas hob, electric oven, freestanding washing machine and fridge freezer.



BEDROOM 4 & WC





The family bathroom is fresh and bright, with a white back-to-the-wall sink, toilet and bath. There are four good-sized bedrooms within this lovely home, all have plenty of room for freestanding furniture, and two have built-in wardrobes. The large master bedroom is en-suite, with a standalone shower cubicle with a mains shower.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



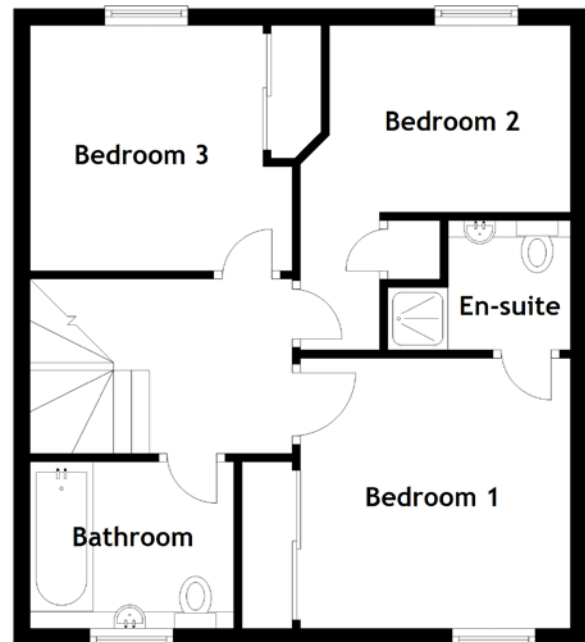
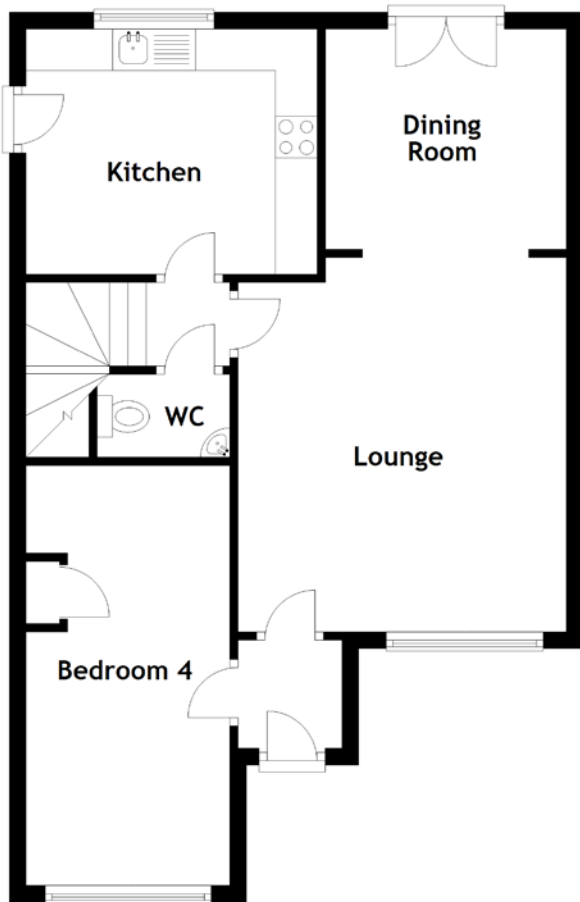
The home is kept warm, comfortable and secure via the double glazing and gas central heating. The back garden is low maintenance and both pet and child-friendly, with a decked area offering the perfect spot to relax on sunnier days. Outdoor space is complemented by off-street parking to the front aspect, with a two-car mono-blocked driveway. The property is completed by a fantastic garden room, which could be utilised as an office, man cave, or ideal for someone who likes to tinker with a hobby.

Early viewing is advised for anyone seeking a great family home, set in a great location.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.50m (14'9") x 3.85m (12'8")
Dining Room	2.90m (9'6") x 2.65m (8'8")
Kitchen	3.50m (11'6") x 2.95m (9'8")
Bedroom 4	5.05m (16'7") x 2.45m (8')
WC	1.59m (5'3") x 1.00m (3'3")

First Floor

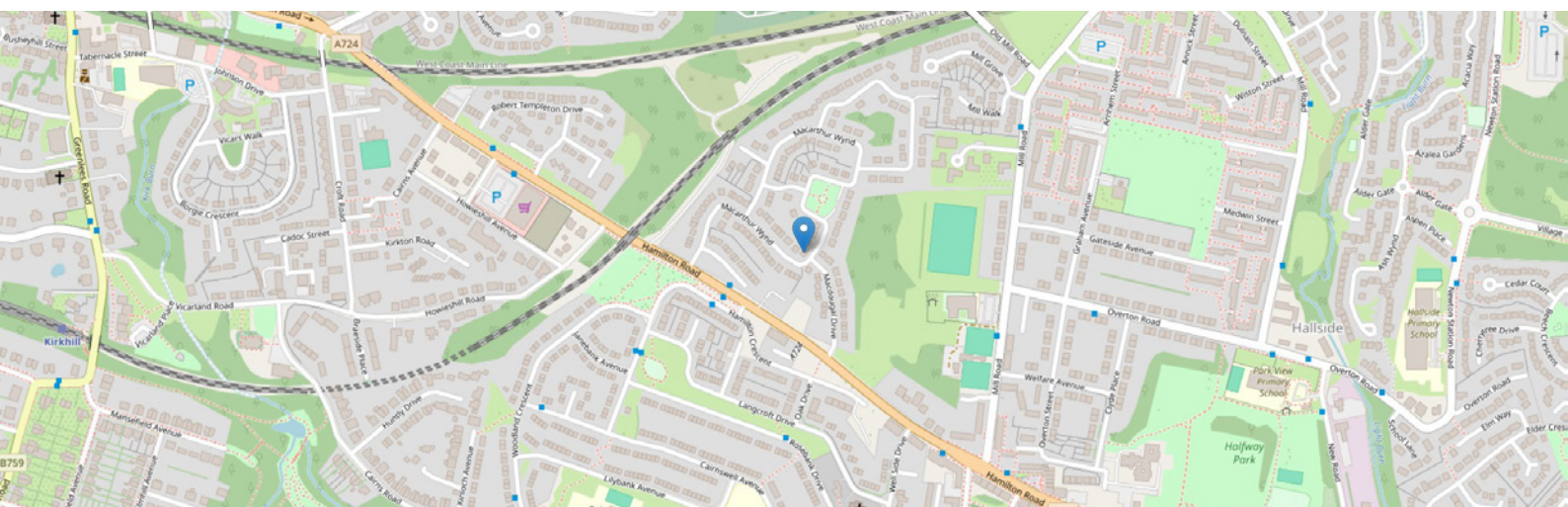
Bathroom	2.50m (8'2") x 2.10m (6'11")
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Bedroom 1	3.25m (10'8") x 3.25m (10'8")
En-suite	2.20m (7'3") x 1.55m (5'1")
Bedroom 2	3.90m (12'10") x 3.25m (10'8")
Bedroom 3	3.00m (9'10") x 2.80m (9'2")

Gross internal floor area (m²): 103m²

EPC Rating: D

Extras: Furniture and freestanding appliances may be available by separate negotiation.



THE LOCATION

MacArthur Wynd in Cambuslang is a great place to live and commute from, offering plenty of local shops and amenities within Cambuslang itself.





The transport links from this location are good, via Newton train station or Cambuslang main station 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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