



12 Silverbanks Road

CAMBUSLANG, GLASGOW, G72 7FJ

0141 404 5474

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"... CONVENIENTLY PLACED For access to a host of Amenities ..."

The property is quietly situated within Cambuslang to the south of Glasgow and is conveniently placed for access to a host of amenities including nurseries, schools at both primary and secondary levels, a host of recreational facilities, and a variety of day-today shops. The Train station is a short walk away.

The surrounding areas of Rutherglen, Burnside, and East Kilbride offer a more extensive range of amenities including a 24 hour Tesco store and the Plaza and Kingsgate Retail Parks. In addition to this, there are excellent road links close by giving easy access to Glasgow City Centre and the Central Belt motorway network system.







SILVERBANKS ROAD CAMBUSLANG, GLASGOW, G72 7FJ

McEwan Fraser Legal is delighted to offer this modern two double bedroom top floor apartment to the market.

The property is particularly spacious and accommodation comprises a large L shaped open plan kitchen reception, master bathroom, master bedroom with en-suite shower room, further double bedroom, hallway with integrated storage and loft access. Presented in good order throughout, this is a great example of the type of flats that the sought after Kings Gait development has to offer. The property also benefits from parking, secure entry system, double glazing and gas central heating.

The internal accommodation is focused on the entertaining space. The generous kitchen reception offers great flexibility and can cope with a range of different furniture configurations. The reception is neutrally finished and boasts laminate flooring. The kitchen includes a full range of base and wall mounted units which provide excellent prep and storage space for the aspiring chef. Gas hob, oven, cooker hood, fridge freezer and washing machine are integrated.

There are two well proportioned double bedrooms that both benefit from integrated wardrobes and plenty of space for additional free-standing furniture. The master bedroom also enjoys access to an en-suite shower room which boasts a contemporary feel and a large double shower. The accommodation is completed by the spacious master bathroom which is partially tiled and includes a threepiece white suite.

The property is an ideal first time buy or investment purchase and internal viewing is highly recommended.





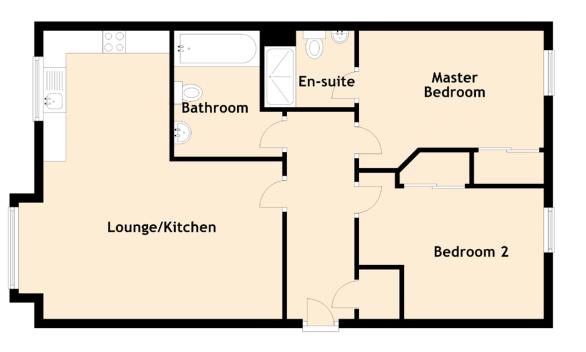








SPECIFICATIONS FLOOR PLAN, DIMENSIONS & MAP



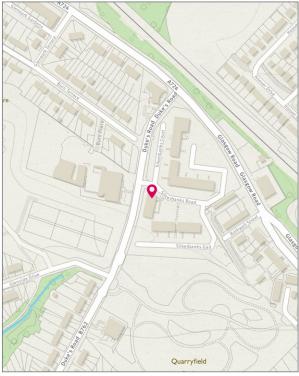
Approximate Dimensions (Taken from the widest point)

_ounge/Kitchen	
Master Bedroom	
En-suite	
Bedroom 2	
Bathroom	

6.40m (21') x 5.30m (17'5") 4.10m (13'5") x 2.60m (8'6") 2.00m (6'7") x 1.70m (5'7") 4.10m (13'5") x 2.50m (8'3") 2.80m (9'2") x 2.60m (8'6")

Gross internal floor area (m²): 68m²

EPC Rating: C







Solicitors & Estate Agents

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