

18 Croft Crescent

CAMBUSLANG, GLASGOW, G72 6WD



IMPRESSIVE THREE-BEDROOM SEMI-DETACHED HOME ON CROFT CRESCENT



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Jonny Clifford with McEwan Fraser Legal is delighted to present to the market in walk-in condition, this impressive three-bedroom semi-detached home on Croft Crescent, Cambuslang, offering spacious and versatile accommodation throughout and is sure to appeal to a wide variety of buyers.

The property is welcomed by a bright entrance hallway, leading into a generous living room which provides a comfortable and inviting space for relaxing and entertaining. To the rear, the spacious kitchen/diner is a particular highlight, featuring attractive pearl cabinetry, a gas hob and ample room for dining and family living. French doors provide a seamless connection to the rear garden and allow an abundance of natural light into the space. A convenient downstairs WC completes the ground floor accommodation.

The Property







On the upper level, there are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms.





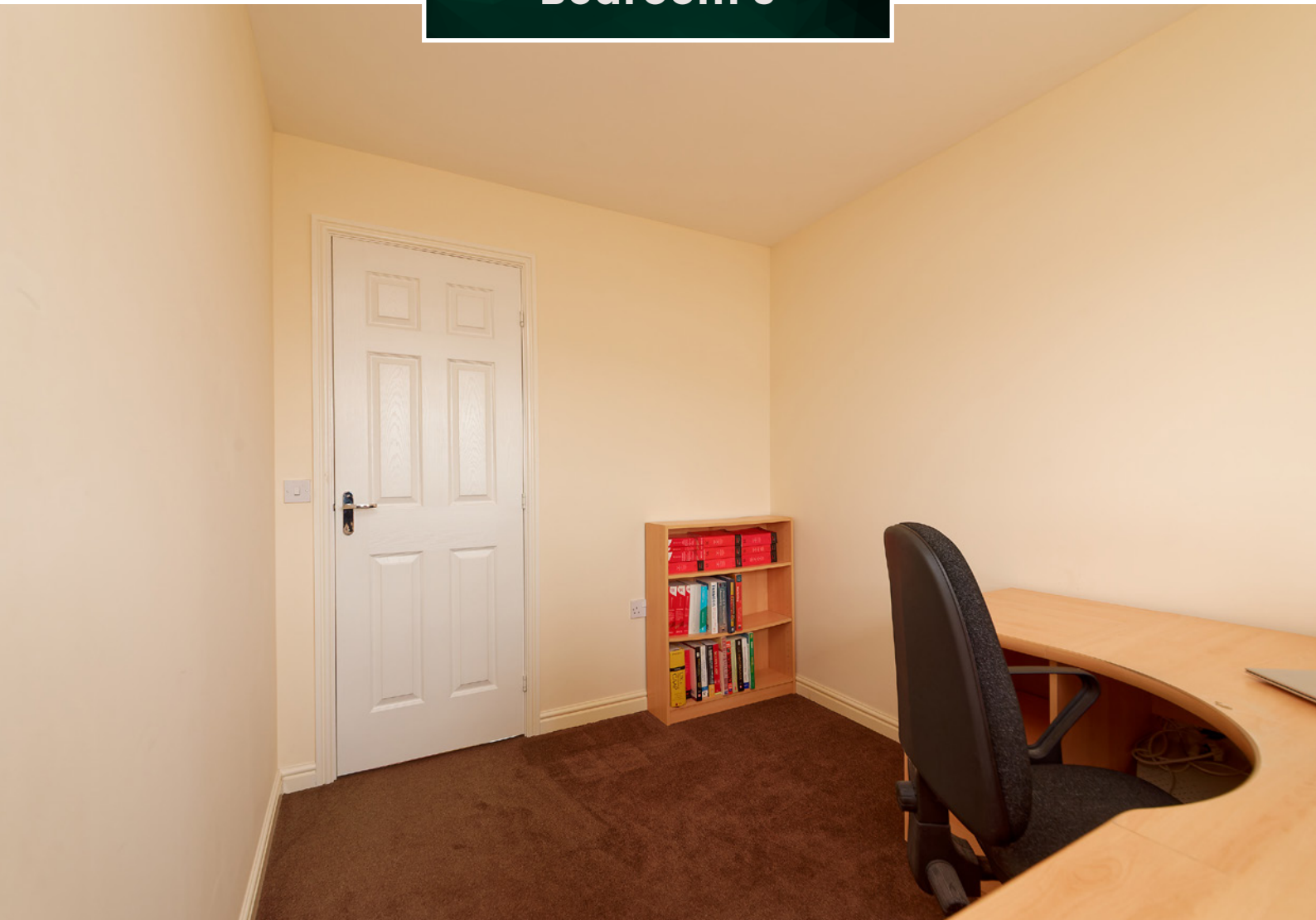


Bedroom 2

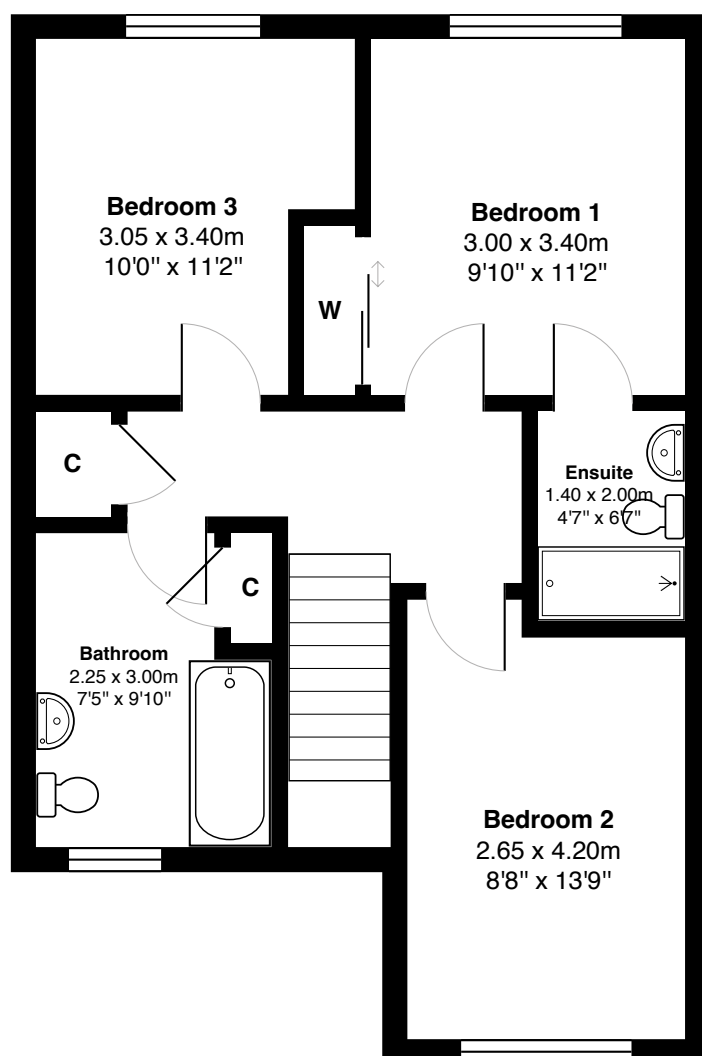
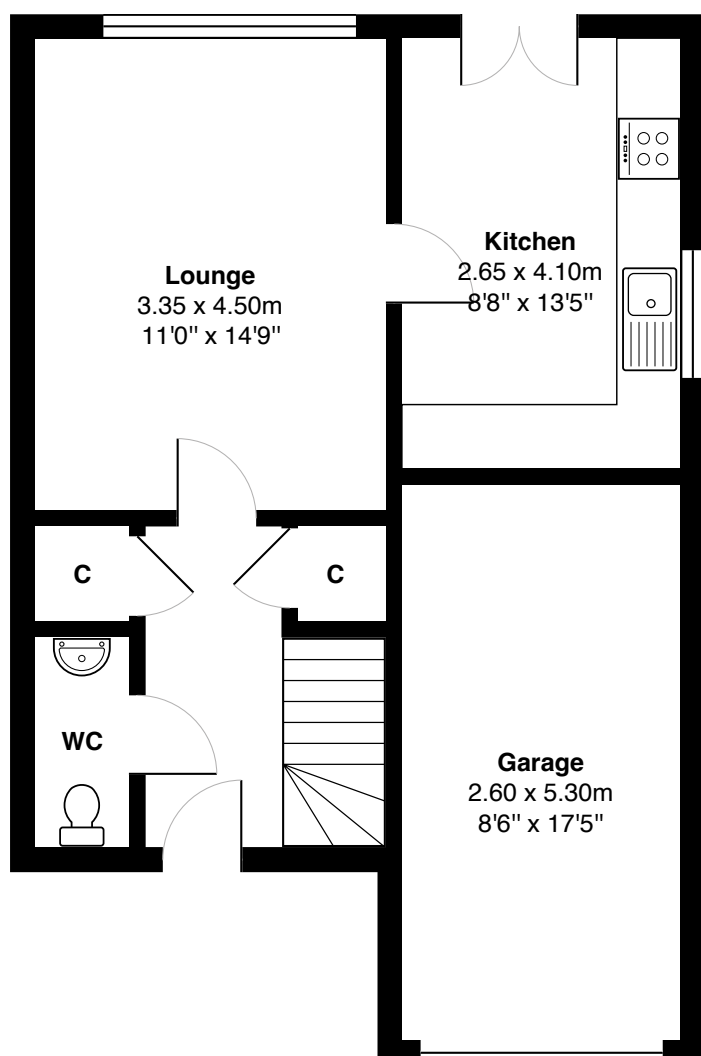




Bedroom 3







Gross internal floor area (m²): 88m²

EPC Rating: C



Externally, the property boasts a sizeable rear garden, predominantly laid to lawn and offering an excellent blank canvas for a discerning buyer to create their ideal outdoor space, whether that be for entertaining, children's play or further landscaping. A spacious garage provides valuable additional storage and parking facilities, completing the accommodation.

Overall, this is a fantastic family home offering generous room sizes, excellent outdoor space and the opportunity to move straight in with little or no immediate work required. Early viewing is highly recommended to fully appreciate the space and flexibility on offer.



Cambuslang is a popular and well-established town located approximately six miles south-east of Glasgow city centre, offering an excellent blend of suburban living and convenient access to the city. The area provides a wide range of local amenities, including supermarkets, independent shops, cafés, restaurants and everyday services, while nearby Rutherglen and East Kilbride offer further shopping and leisure facilities.

The area is particularly popular with families, with a selection of primary and secondary schooling nearby, as well as a number of parks and green spaces providing excellent opportunities for outdoor recreation.

Cambuslang benefits from excellent transport links, with regular rail services providing easy access to Glasgow city centre and surrounding areas. There are also convenient road connections via the M74 and wider motorway network, making the area well placed for commuters travelling throughout Glasgow and beyond.

With its combination of local amenities, green spaces, schooling and excellent transport connections, Cambuslang remains a highly sought-after location for a wide range of buyers.

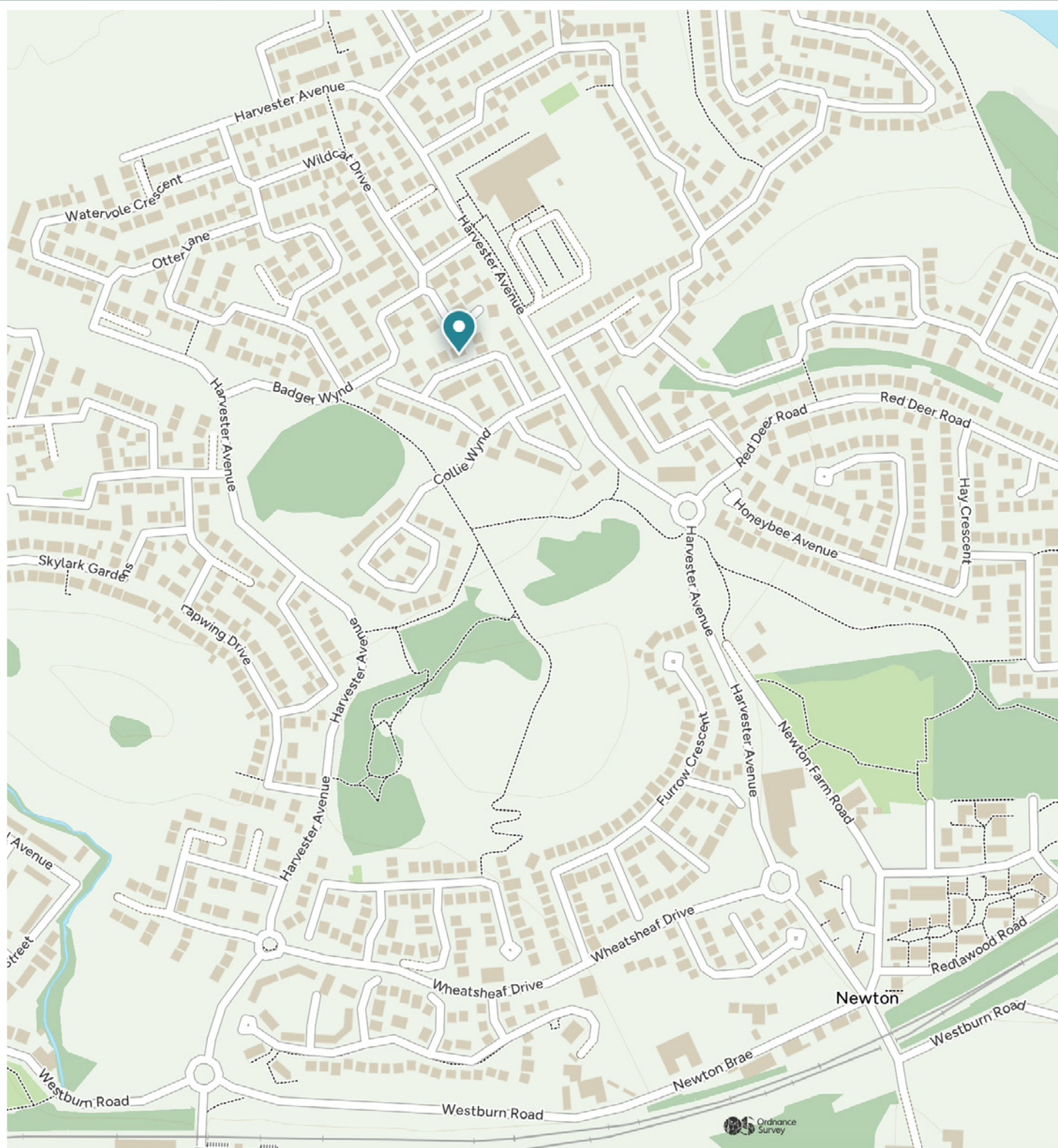


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