

9 Croft Walk

CAMBUSLANG, GLASGOW, G72 6WA



*TASTEFULLY DECORATED AND SPACIOUS THREE
BEDROOM SEMI-DETACHED VILLA*



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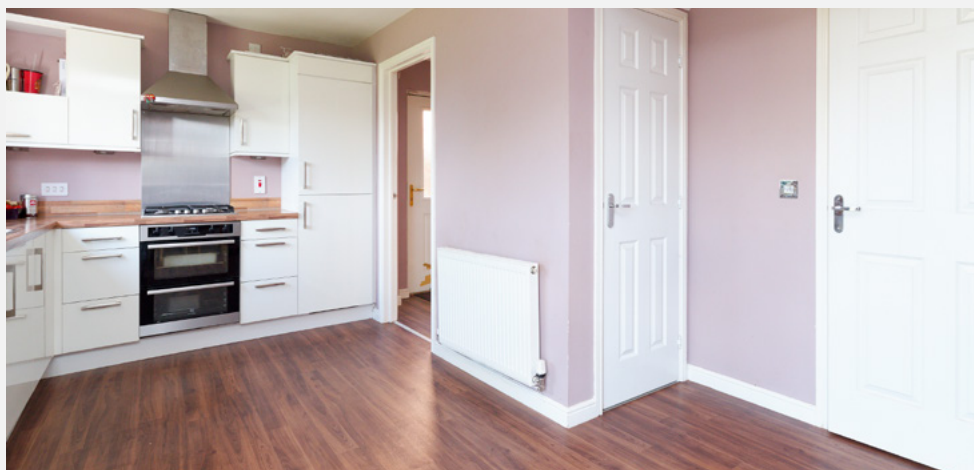
We are delighted to offer to the market this spacious three-bedroom, semi-detached villa split over two levels positioned in a popular pocket of Cambuslang. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

Once inside, discerning purchasers will be greeted with a first-class specification. The formal lounge is flooded with natural light and offers a range of furniture configurations. The dining kitchen has a modern range of floor and wall mounted units with a contemporary worktop, creating a fashionable and efficient workspace. It is further complemented with a host of integrated appliances. A set of patio doors gives plenty of light in the kitchen and allow access into the rear garden. A useful utility room and WC thereafter completes the impressive accommodation on this level.



The Lounge







The first-floor accommodation offers three well-proportioned bedrooms. All of which are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. The master-bedroom is further complemented with an impressive en-suite. A family bathroom suite completes the accommodation internally.

Externally the property has private front and rear gardens with a driveway providing off-road parking. The rear garden is fully enclosed providing a safe environment for children. It is also a real sun trap, especially in the summer months. Many a summer's evening will be spent here enjoying the peace and quiet.

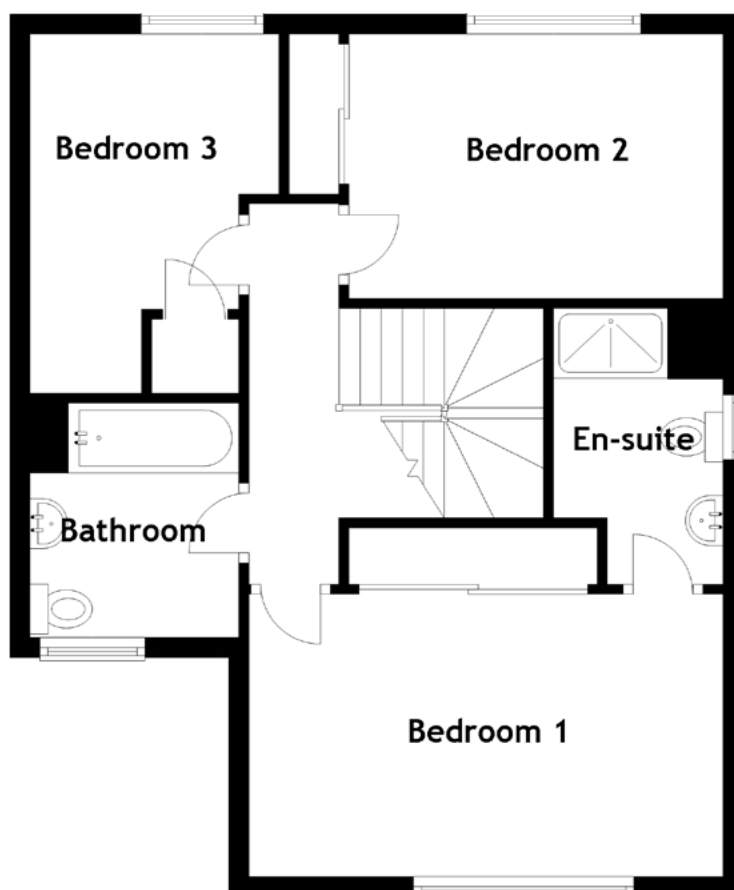
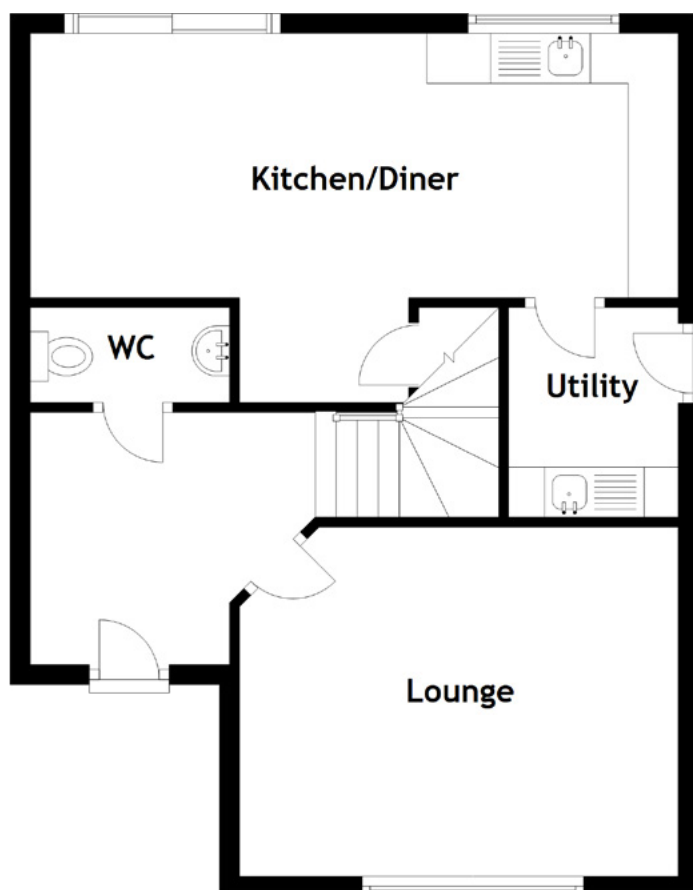
Gas central heating and double glazing have been provided throughout to create a warm, yet cost-effective way of living all year round.

The Bedrooms



The Bathrooms

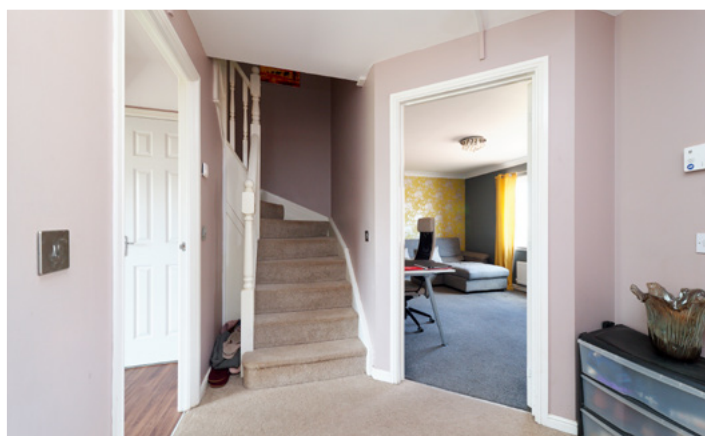
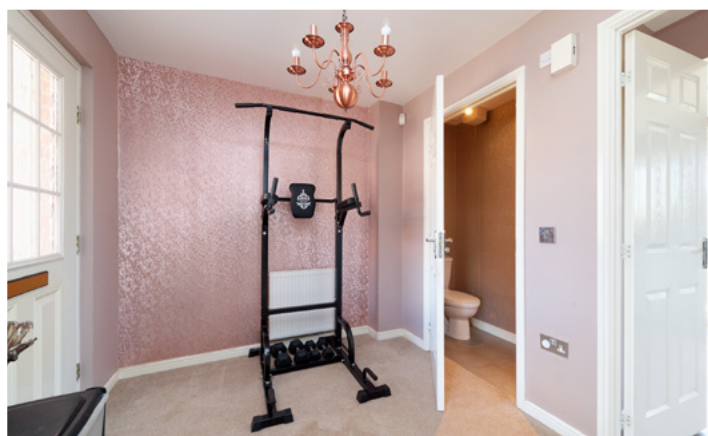




Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	6.50m (21'4") x 3.70m (12'2")	Bedroom 2	3.75m (12'4") x 2.65m (8'8")
Lounge	4.40m (14'5") x 3.50m (11'6")	Bedroom 3	3.60m (11'10") x 2.50m (8'2")
Utility	2.10m (6'11") x 1.70m (5'7")	Bathroom	2.35m (7'9") x 2.00m (6'7")
WC	2.00m (6'7") x 0.95m (3'1")		
Bedroom 1	4.40m (14'5") x 2.85m (9'4")	Gross internal floor area (m ²): 101m ²	
En-suite	2.77m (9'1") x 1.70m (5'7")	EPC Rating: C	



The Garden



A large, angled sign for Newton Station Park and Ride. The top half of the sign is dark grey with white text. The bottom half is white with blue and green text. The sign is set against a background of a car park filled with cars, with a blue sky and some greenery visible on the right side.

NEWTON STATION Park and Ride

*Delivering a 153 space car park extension and
direct pedestrian connection to Newton Station.*

Completion date: Autumn 2017

*The £1.13 billion Glasgow City Region City Deal will
create thousands of jobs, fund major infrastructure
works, improve connectivity, drive business
growth and generate investment.*

www.glasgowcityregion.co.uk



Croft Walk in the Newton area is well placed for both schooling and public transport facilities. 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 or, if travelling by car, the M74 and M8 motorways provide great links to Glasgow and the surrounding towns.

There are a good variety of shops on offer nearby, with many popular high street names being represented, along with primary and secondary schooling. The surrounding towns/villages include Uddingston, East Kilbride, Hamilton and Rutherglen, providing a more comprehensive range of shops and have excellent sporting/leisure facilities on offer.

The Location

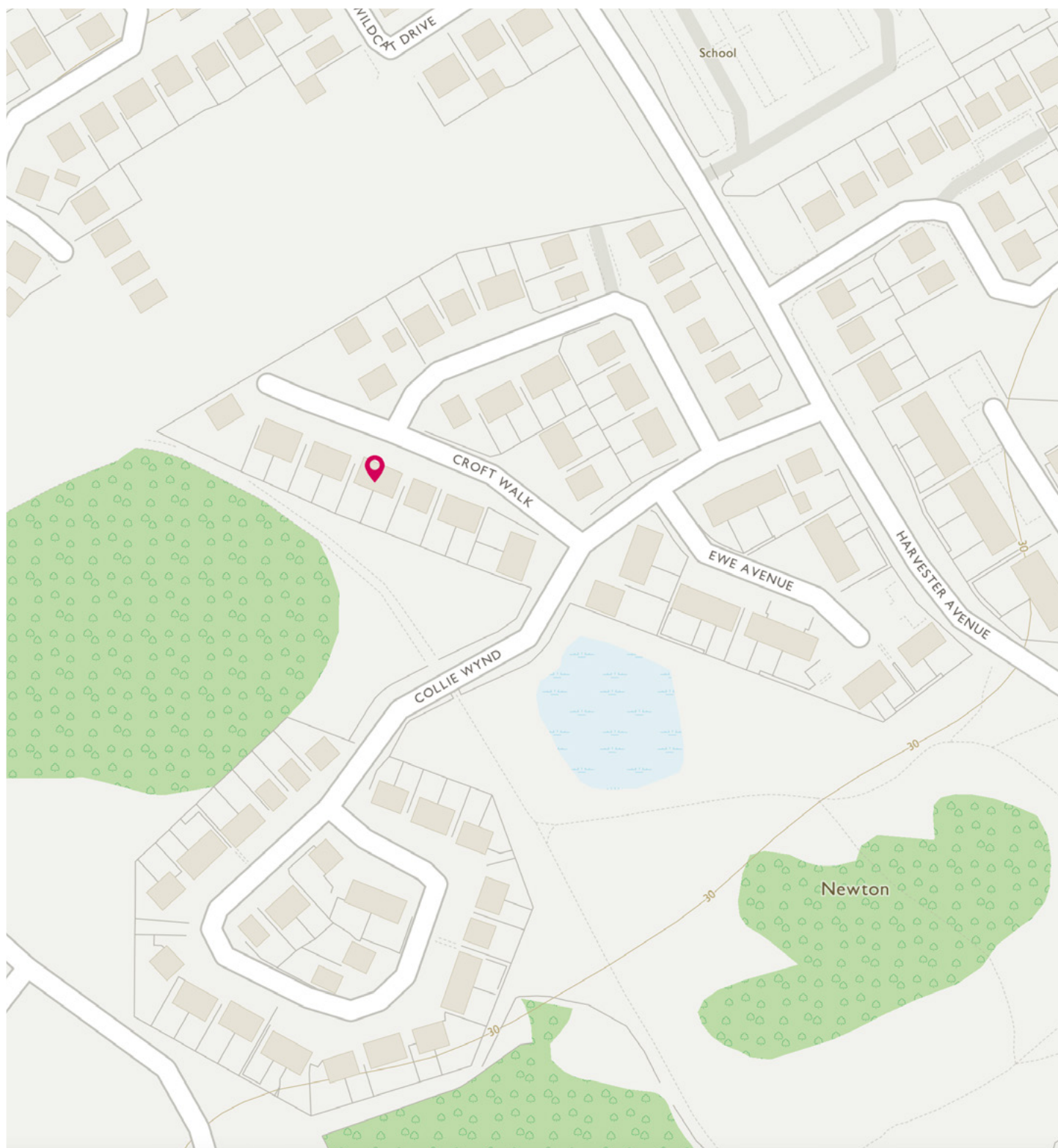


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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