



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01698 537 177

**16F Hugh Murray Grove**

CAMBUSLANG, SOUTH LANARKSHIRE, G72 7NG

# THE LOCATION

CAMBUSLANG, SOUTH LANARKSHIRE, G72 7NG

Cambuslang is a great place to live and commute from, offering plenty of local shops and amenities nearby. The transport links from this location are excellent, commuting to Glasgow city centre, only seven miles away, is quick and easy. Good schooling at primary and secondary level 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.



# 16F HUGH MURRAY GROVE

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McEwan Fraser Legal are delighted to offer to the market this two bedroom flat in Cambuslang. This property has prime position on the top floor and benefits from a private landing within the immaculate stairwell.

Throughout this property is a great size with plenty of storage and offers new owners free-flowing space and a real blank canvas on which to make your mark.

In more detail, this property has a large living/dining room which is neutral in colour with grey carpet to the floor and a large window allowing for loads of natural light. The kitchen and the bathroom have both recently been renovated to a high standard. The kitchen is simply stunning with white gloss floor and wall units, matt grey worktop and trim with a dark grey glass splash back at the electric hob which finished this space beautifully. The bathroom is again a great size with an electric shower, toilet, sink and a vanity space with a large mirror and two cabinets to house all your essentials. The neutral tile allows the new owner to add their own splash of colour to this room by way of accessories.

Both bedrooms are doubles with the added benefit of built-in storage, the second bedroom has double mirrored wardrobes. Both these rooms would allow a range of furniture configurations to suit. Possibly a separate dining room if only one bedroom required.

The top floor placement of this flat with no adjacent property means that there is also the landing to consider as a storage space, maybe a bike or outside furniture. With secure entry to the building, this is a real added bonus.

Outside there is an allocated parking spot, with other space for visitors. There is also a large common garden to the rear which isn't overlooked.

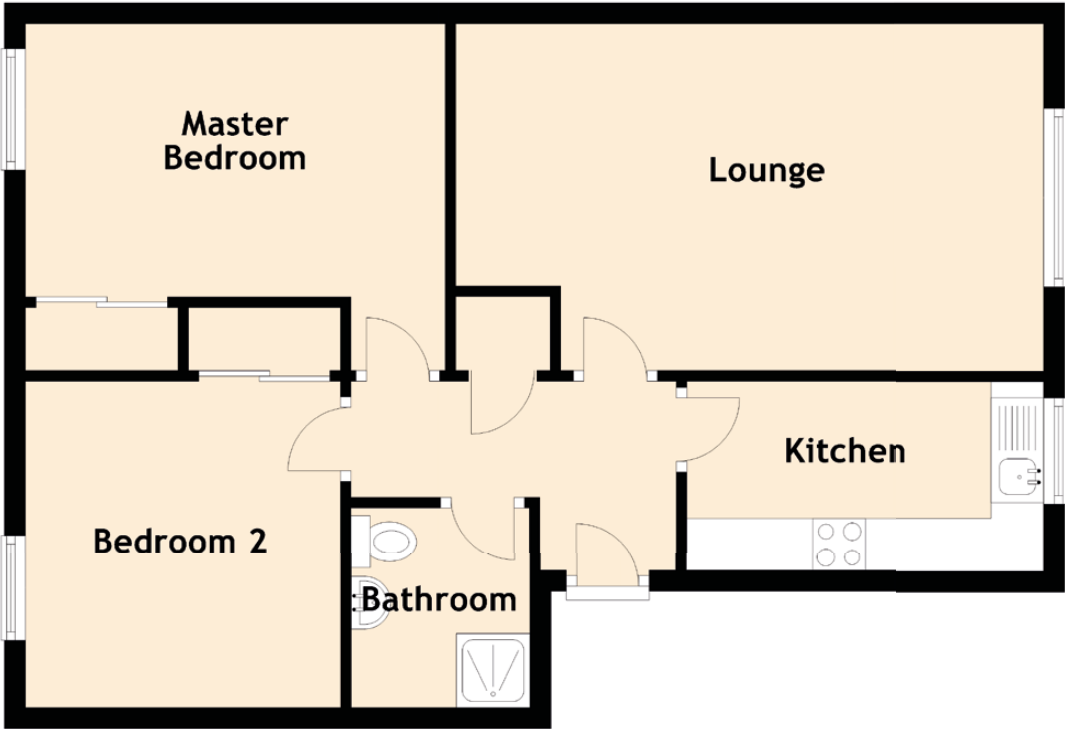
The estate which this flat belongs to is a really well maintained and inviting one which as well as the flats has a range of houses. A really nice place to live, and a great flat to call home.





# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)	
Lounge	5.60m (18'4") x 3.30m (10'10")
Kitchen	3.40m (11'2") x 1.80m (5'11")
Master Bedroom	4.00m (13'1") x 3.30m (10'10")
Bedroom 2	3.10m (10'2") x 3.00m (9'10")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 57m² | EPC Rating: C

Extras (Included in the sale): Light fixtures, integrated appliances, blinds, floor coverings and double glazing.

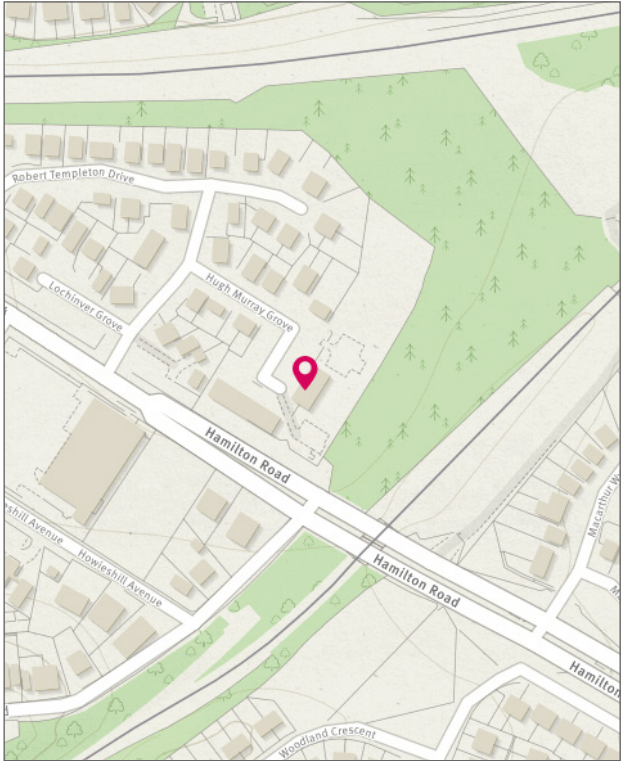


Image credit: <https://www.edinbursurvey.co.uk/sample/>

# McEwan Fraser Legal

## Solicitors & Estate Agents

Tel. 01698 537 177

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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