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56 Redpath Drive
CAMBUSLANG, G72 7UA



CAMBUSLANG

The property is ideally located in Cambuslang to the South East 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-to-day shops.

The area is served well by three different train stations and a regular bus service making commuting relatively easy. 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. A variety of leading supermarkets are also a short journey away catering for every need.

56 REDPATH DRIVE

This attractive property offers a good flexible living space.

Approach the property into the entrance vestibule with downstairs W/C and sink. Into the large bright and airy living room that offers great flexibility with furniture configurations and gives access to the kitchen with floor to ceiling units, a walk in storage cupboard, gas hob, cooker hood and oven. Space for fridge freezer, dishwasher and washing machine. The kitchen also benefits from space for a dining table and a large storage cupboard under the stairs.

From the kitchen is access to the conservatory which is a great size and a great addition to any family home.

Access to the back garden is from the conservatory. There is a patio area and large grassed area, complete with garden shed, the garden benefits from the sun morning till night.

On the upper landing, the partially tiled bathroom consists of bath, w/c and sink.

The Master bedroom is of generous size and offers great furniture configurations, there is also an en-suite to complete this bedroom.

Bedroom two is bright and airy and also allows for good furniture configurations.

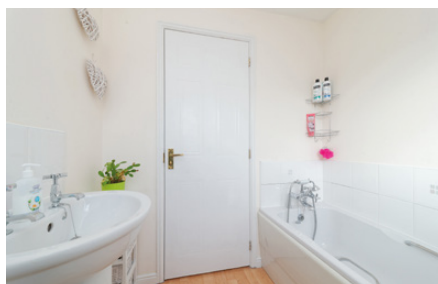
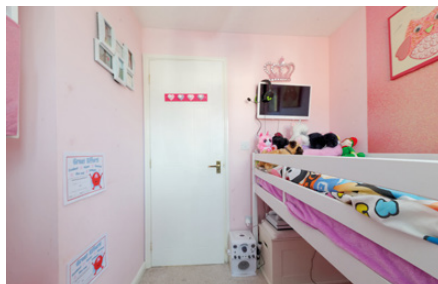
Bedroom three offers great versatility and can be used as a bedroom, office, nursery and much more.

Also on the upper landing is access to the attic.

To the front is a driveway offering off street parking for two cars.

Throughout the property is in impeccable decorative order with laminate flooring throughout the downstairs and plush carpet on the stairs carried on into the bedrooms. A modern and bright property ideal for first time buyers and small families.

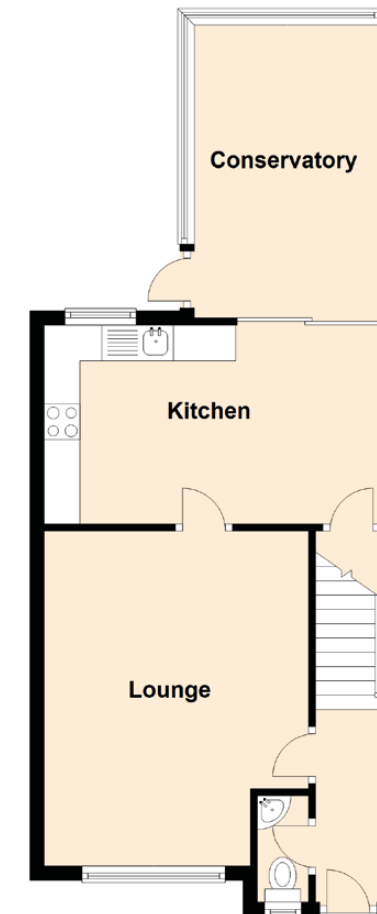




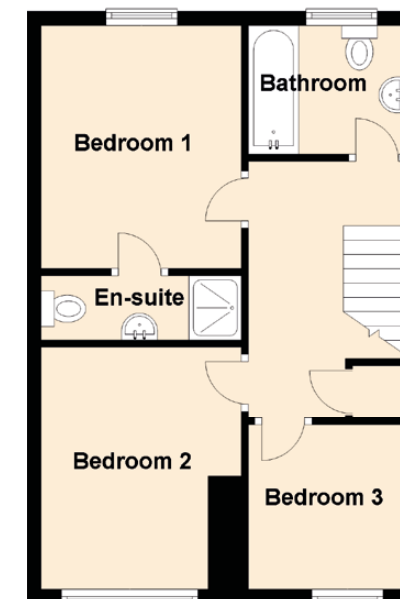
SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Ground Floor



First Floor



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.70m (15'5") x 3.70m (12'2")
Kitchen	4.70m (15'5") x 2.80m (9'2")
Conservatory	4.10m (13'5") x 2.60m (8'6")

First Floor

Bathroom	1.90m (6'3") x 1.80m (5'11")
Bedroom 1	3.40m (11'2") x 2.80m (9'2")
En-suite	2.80m (9'2") x 0.90m (2'11")
Bedroom 2	3.40m (11'2") x 2.50m (8'2")
Bedroom 3	2.30m (7'7") x 2.20m (7'3")

Gross internal floor area (m²): 74m²

EPC Rating: C

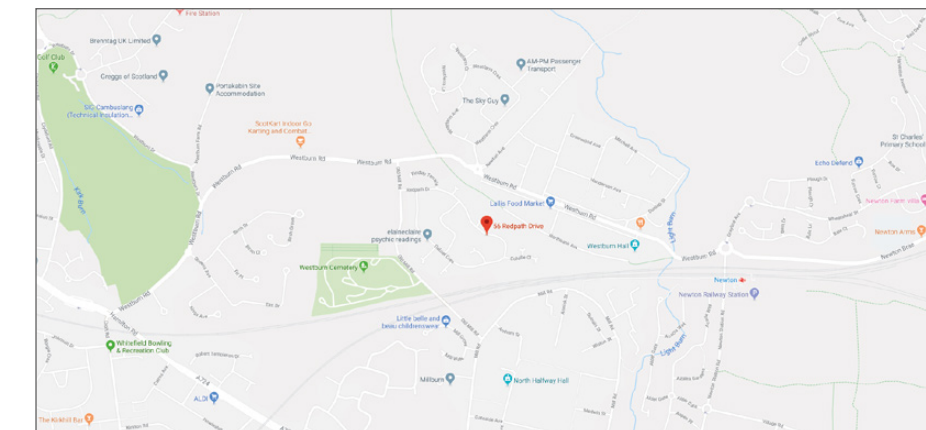


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Part
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