





# CAMBUSLANG

GLASGOW, G72 7YG

“... A GREAT PLACE TO LIVE  
AND COMMUTE FROM ...”

The ever-popular area of Halfway was given its name in the days of the Glasgow to Hamilton stagecoach when passengers would stop halfway between the destinations to change the horses and have a rest. It's a great place to live and commute from and offers plenty of local shops and amenities, along with great schooling nearby ( Park View Primary) at both Primary and Secondary levels.

There are excellent transport links by bus which is only a few minutes walk away and rail which is also only twelve minutes walk to Newton Railway station. They both help make commuting to Glasgow city centre very quick and easy, while drivers can access the main-motorway network (M74/M8) in only a few minutes, for travelling further afield on a daily basis.





# 6

## ETTRICK COURT

CAMBUSLANG, GLASGOW, G72 7YG

We are delighted to introduce to the market this spacious and impressive three bed Linked mid-terrace property. This is a superb and very adaptable home which provides substantial accommodation and living space for any growing family.

This home makes a perfect place to raise a family, especially given the substantial accommodation, great condition, and the south facing garden, which on sunnier days gives up to nine hours of uninterrupted sunshine.

The property is offered to the market in great condition. The accommodation consists of a welcoming hallway, leading through to a large lounge which would suit a range of furniture

configurations. The dining room offers great space for entertaining on more formal dining occasions with friends and family.

The bright and spacious kitchen is a real 'hub' of the home, benefiting from a great range of modern white fitted units, electric oven and hob, with ample space for a freestanding washing machine and fridge freezer. It's the perfect place for any chef to serve up a marvellous meal. The breakfast bar is ideal for busy work and school run mornings when time is at a premium. Freestanding appliances may be available by separate negotiation.

The tiled family bathroom is very fresh and bright and contains a white suite with a shower over the bath.

There are three good sized bedrooms in this lovely home, all with plenty of room for free-standing furniture and built-in storage.

The home is always warm and comfortable courtesy of the double glazing and gas central heating.

The property benefits from front and rear garden space, where the rear garden is secure, child and pet-friendly, and a real jewel. It contains a handy shed and the south-facing aspect ensures the sun-patio will be the ideal spot for 'alfresco' dining throughout the warmer months.

Parking options are the Lock-up garage, back garden or on-street at Mill Road or Overton Road. Early viewing is advised.

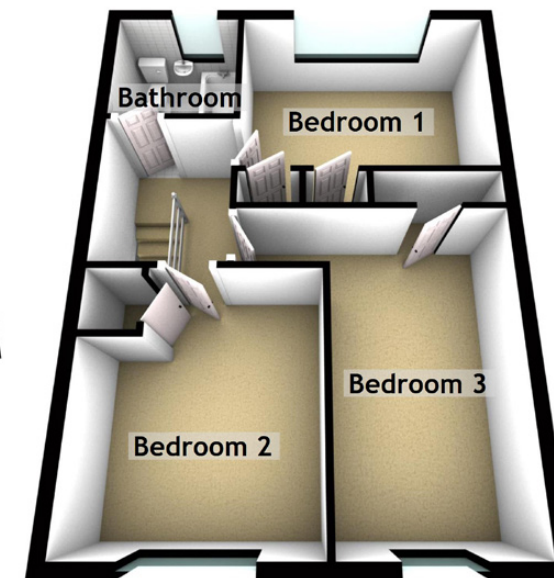
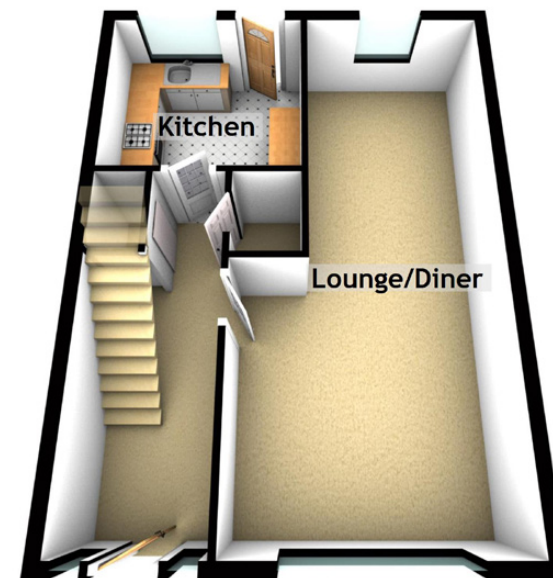






# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	7.90m (25'11") x 3.80m (12'6")
Kitchen	3.00m (9'10") x 2.70m (8'10")
Bedroom 1	3.80m (12'6") x 2.70m (8'10")
Bedroom 2	3.60m (11'10") x 3.20m (10'6")
Bedroom 3	4.50m (14'9") x 3.80m (12'6")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 93m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.

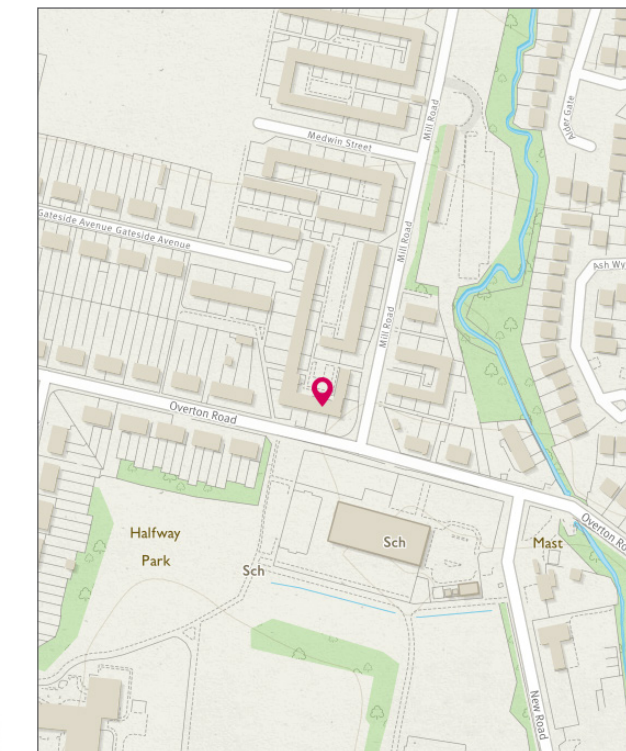


Image credit: <https://www.odinmapsurvey.co.uk/home/>





# McEwan Fraser Legal

## Solicitors & Estate Agents

Tel. 0141 404 5474  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**KEN MEISAK**  
 Surveyor



Professional photography  
**CRAIG DEMPSTER**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer