

84 Oak Wynd

GLASGOW, G72 7GT



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*A rare opportunity to acquire an excellent family home
set all on one level and within an ever popular area*



We are delighted to introduce to the market, this immediately impressive three-bedroom detached family bungalow. This is a very rarely available type of property, given it's a spacious bungalow and it's offered to the market in excellent condition throughout. The property offers tremendous flexibility for any family or retiree to enjoy, and the substantial living accommodation is sure to impress the most demanding of buyers. The property is beautifully nestled in a quiet setting within the family-friendly and popular location of Cambuslang. The surrounding gardens offer a particularly private and appealing outdoor space, and the property has been carefully and thoughtfully designed with individuality and easy free-flowing space in mind.

THE LOUNGE



The accommodation consists of a welcoming and generous hallway, giving the viewer a hint that the property has been built to excellent proportions. The spacious lounge has all the hallmarks of a great room; great proportions, a beautiful Bay window, lots of natural light flooding in, along with space that will cater for furniture in many configurations.

THE KITCHEN/DINER



The kitchen/diner is fitted in a good range of units and features a gas hob and electric oven, along with space for a free-standing washing machine and fridge & freezer. Galley-style kitchens always offer high functionality and the room also allows space for a small breakfast/dining table.





The tiled family bathroom is bright and contains a white suite including a bath.

There are three spacious bedrooms in this unique home, all lovely and bright, two with fitted wardrobes and all with plenty of room for free-standing furniture. The master bedroom is ensuite and contains an excellent quadrant shower cubicle with a mains shower. The third bedroom benefits from the sunlight streaming through the French doors which lead out beautifully to the rear garden area.

The house is always kept warm and comfortable via double glazing and gas central heating.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

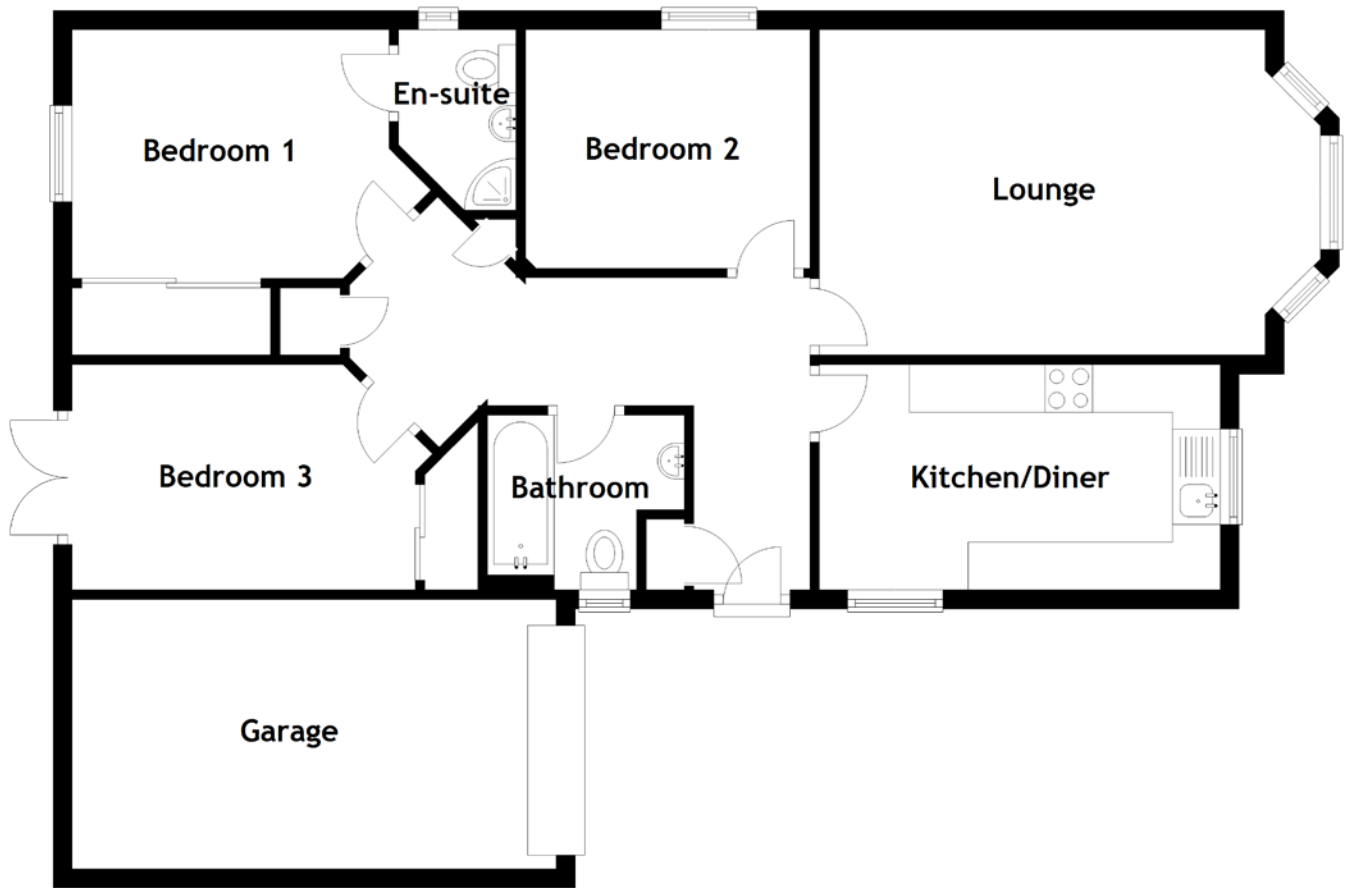


Low-maintenance gardens frame the property beautifully and the garage offers great space for anyone who likes to tinker with a hobby. Large mono-blocked driveways offer excellent off-road parking for many vehicles. This delightful bungalow is sure to be popular and we believe early viewing is a must for anyone seeking a beautiful home set all on one level and within a great area.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



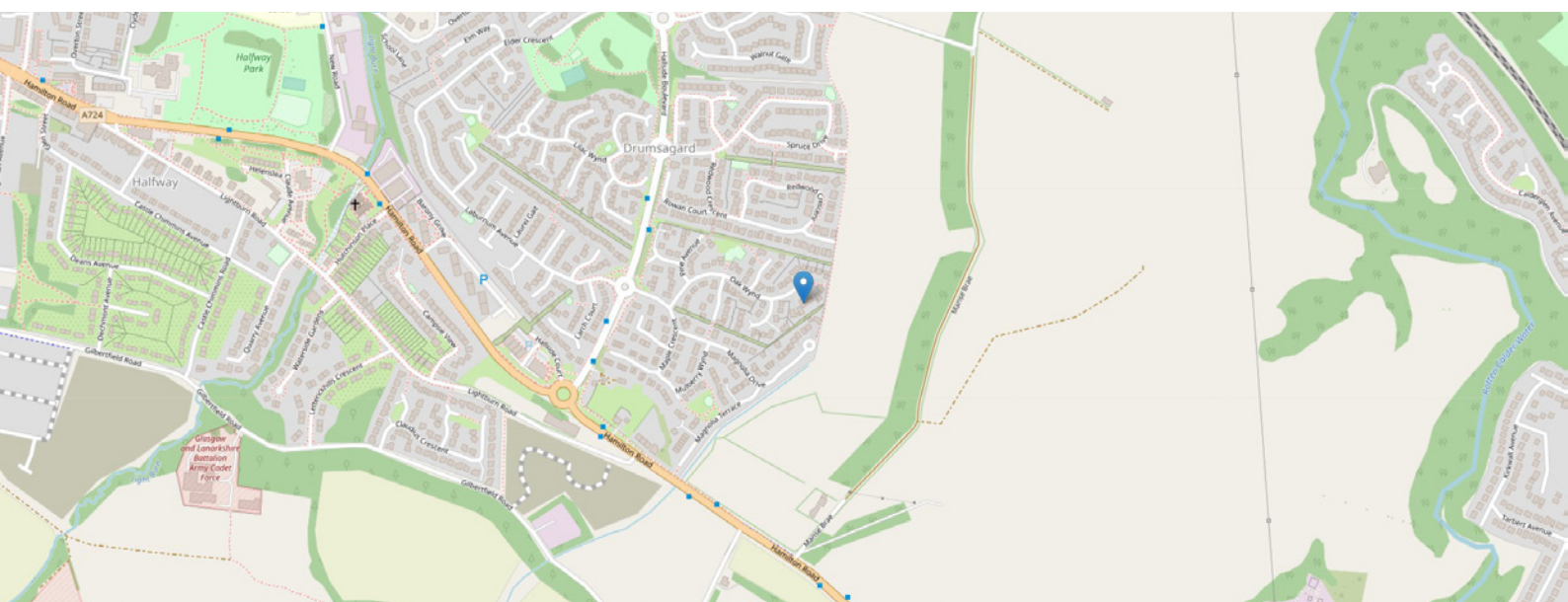
Approximate Dimensions
(Taken from the widest point)

Lounge	5.25m (17'3") x 3.41m (11'2")
Kitchen/Diner	4.20m (13'9") x 2.36m (7'9")
Bedroom 1	3.32m (10'11") x 2.61m (8'7")
En-suite	2.00m (6'7") x 1.23m (4')
Bedroom 2	2.98m (9'9") x 2.50m (8'2")

Bedroom 3	3.67m (12') x 2.50m (8'2")
Bathroom	2.06m (6'9") x 1.83m (6')
Garage	5.07m (16'8") x 2.82m (9'3")

Gross internal floor area (m²): 72m²
EPC Rating: C

Buyer's Premium Value: £3750.00



THE LOCATION

84 Oak Wynd in Cambuslang is a great place to live and commute from, offering plenty of local shops and amenities within Cambuslang and surrounding areas.





The transport links from this location are good, via Newton train station commuting to Glasgow city centre is only seven miles away and therefore quick and easy. Good schooling at primary and secondary levels 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.



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