

44 Hoover Drive

CAMBUSLANG, GLASGOW, G72 7EF



Excellent three-bed semi-detached home, walk-in condition, solar panels, popular area - Cambuslang



0141 404 5474



www.mcewanfraserlegal.co.uk

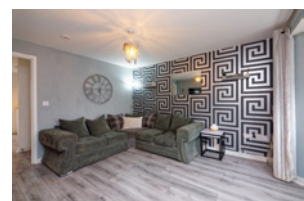


info@mcewanfraserlegal.co.uk



We are delighted to bring to the market this fantastic three-bed semi-detached property. Set in a popular family-friendly street within the ever-popular area of Cambuslang. This delightful and charming property has been thoughtfully designed to include 3 bedrooms and 3 bathrooms and offers a modern and welcoming place to come home to.

THE LOUNGE



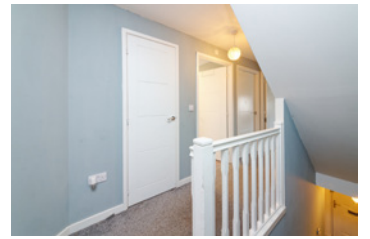
The stylish accommodation comprises a handy downstairs WC. A bright and spacious lounge, which given its shape would suit a range of furniture configurations. The bay windowed room benefits from an abundance of natural light and a relaxing ambience.

THE KITCHEN/DINER



The spacious kitchen/diner makes a fantastic hub around mealtimes. It's perfect for the home, finished in a stunning range of fitted units, a gas hob, electric oven, integrated washing machine, dishwasher and fridge freezer. It's evident this is a beautiful and well-equipped space for any chef to serve up a marvellous meal.





There are three bedrooms in this lovely home, of which the large master is en-suite. All have ample space for free-standing furniture. There's enough cupboard space throughout the property to help keep everything clutter-free and in its place. The tiled family bathroom is bright and fresh and finished in a white suite with a bath.

THE BATHROOM



THE MASTER BEDROOM



BEDROOM 2



BEDROOM 3



The home is kept warm and comfortable via gas central heating, double glazing and energy-efficient solar panels. The low-maintenance rear garden area is securely fenced and offers great outdoor space. The child-friendly soft play area is a real bonus. On sunnier days the cool and contemporary sun-patio area offers a great place to relax and unwind with the family. There's also a shed. The children's trampoline and climbing frame along with some furniture may be available by separate negotiation.

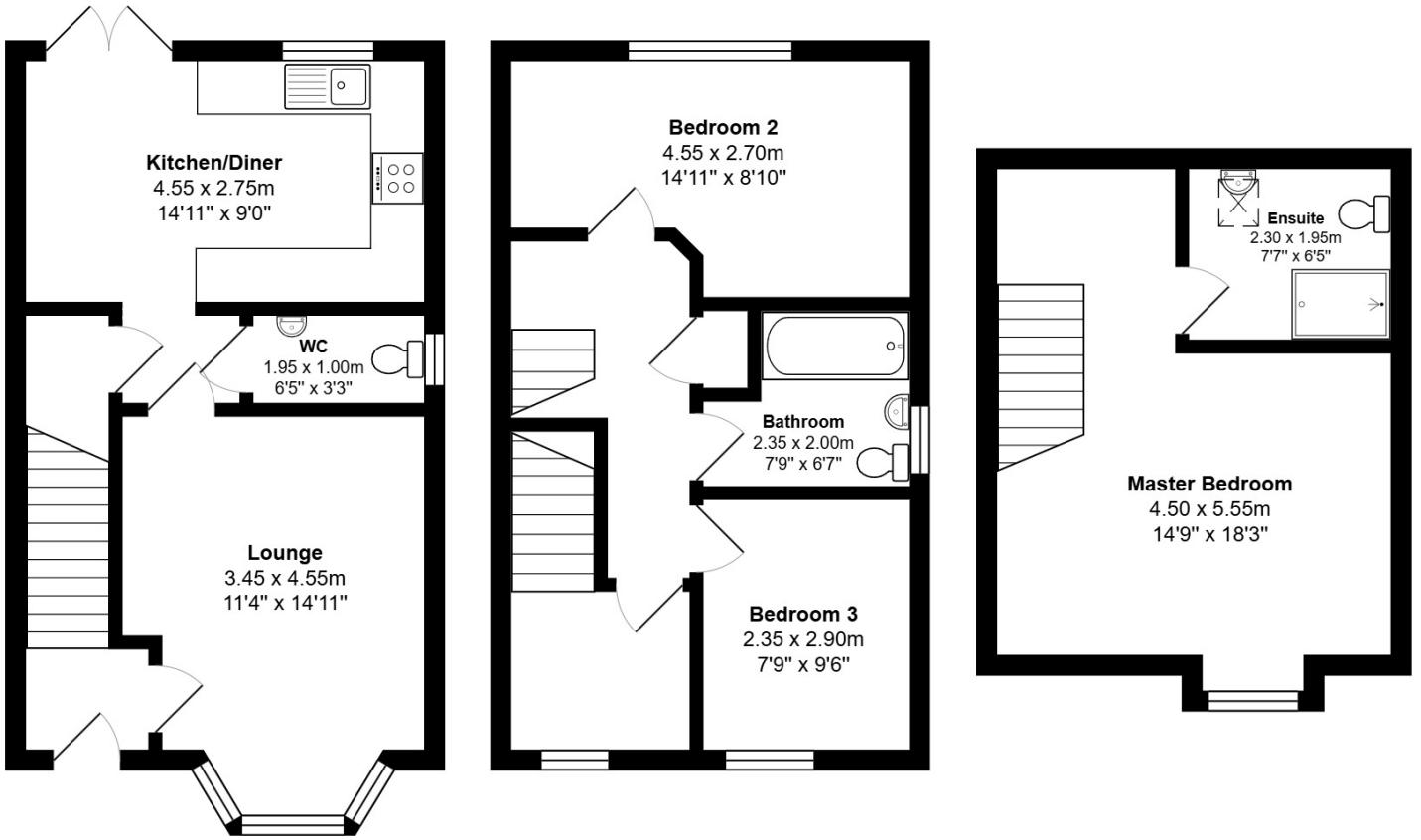
Parking is off-street, on the two-car drive to the side aspect. This great home would make an ideal buy for so many people, or even a great investment property for a smart Buy-To-Let investor.

Early viewing is strongly advised to anyone seeking a fantastic family property, in walk-in condition, set in an ever-popular location.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 92m² | EPC Rating: B



THE LOCATION

Cambuslang is a very popular suburb of Glasgow and provides excellent transport links into the city centre by bus or train from nearby Cambuslang 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.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
KEN MEISAK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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.