

71 Dirleton Avenue

CAMBUSLANG, G72 8ZB



Beautifully presented three-bedroom townhouse in Cambuslang, offering a perfect blend of modern living and comfort



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Jonny Clifford with McEwan Fraser Legal is delighted to present this truly stunning three-bedroom townhouse in a popular residential pocket of Cambuslang. The home offers the perfect blend of modern design, comfort, and practicality, all presented in immaculate condition. As you step inside, you are immediately struck by the high quality and attention to detail that runs throughout the property.

THE LIVING ROOM



The ground floor welcomes you with a spacious, living area that features sleek, tiled flooring, providing a contemporary and low-maintenance finish. The space is flooded with natural light, creating an airy and inviting atmosphere that flows seamlessly into the kitchen.

THE KITCHEN



The kitchen is nothing short of spectacular, showcasing fully integrated appliances and ample cabinetry, making it both highly functional and a beautiful space to entertain or enjoy family meals. The thoughtful addition of a downstairs WC enhances the convenience of this level, ensuring ease for both residents and guests.





Upstairs, the first floor houses two well-proportioned bedrooms, both offering a peaceful and private retreat. These rooms share a stylish family bathroom, fitted with modern fixtures and offering a perfect space to relax and unwind. The sense of space and light continues throughout, with each room designed to maximize both comfort and practicality.

THE BATHROOM



BEDROOMS 2 & 3



On the top floor, the crowning feature of this townhouse awaits – the breathtaking master suite. This stunning room offers an incredible sense of privacy and luxury, with ample space for a king-size bed and a relaxing seating area. Cleverly integrated storage solutions make the most of the available space, ensuring everything is neatly tucked away, while large Velux windows allow natural light to pour in, enhancing the serene atmosphere. The master suite is truly a sanctuary, offering the perfect space to retreat after a long day.

THE MASTER BEDROOM



The property's garden is equally impressive. Positioned to catch the sun throughout the day, it's a true sun trap, ideal for enjoying those long summer evenings. Whether you're looking to entertain guests or simply relax in the sunshine, the garden provides an ideal outdoor space that complements the home's indoor living areas.

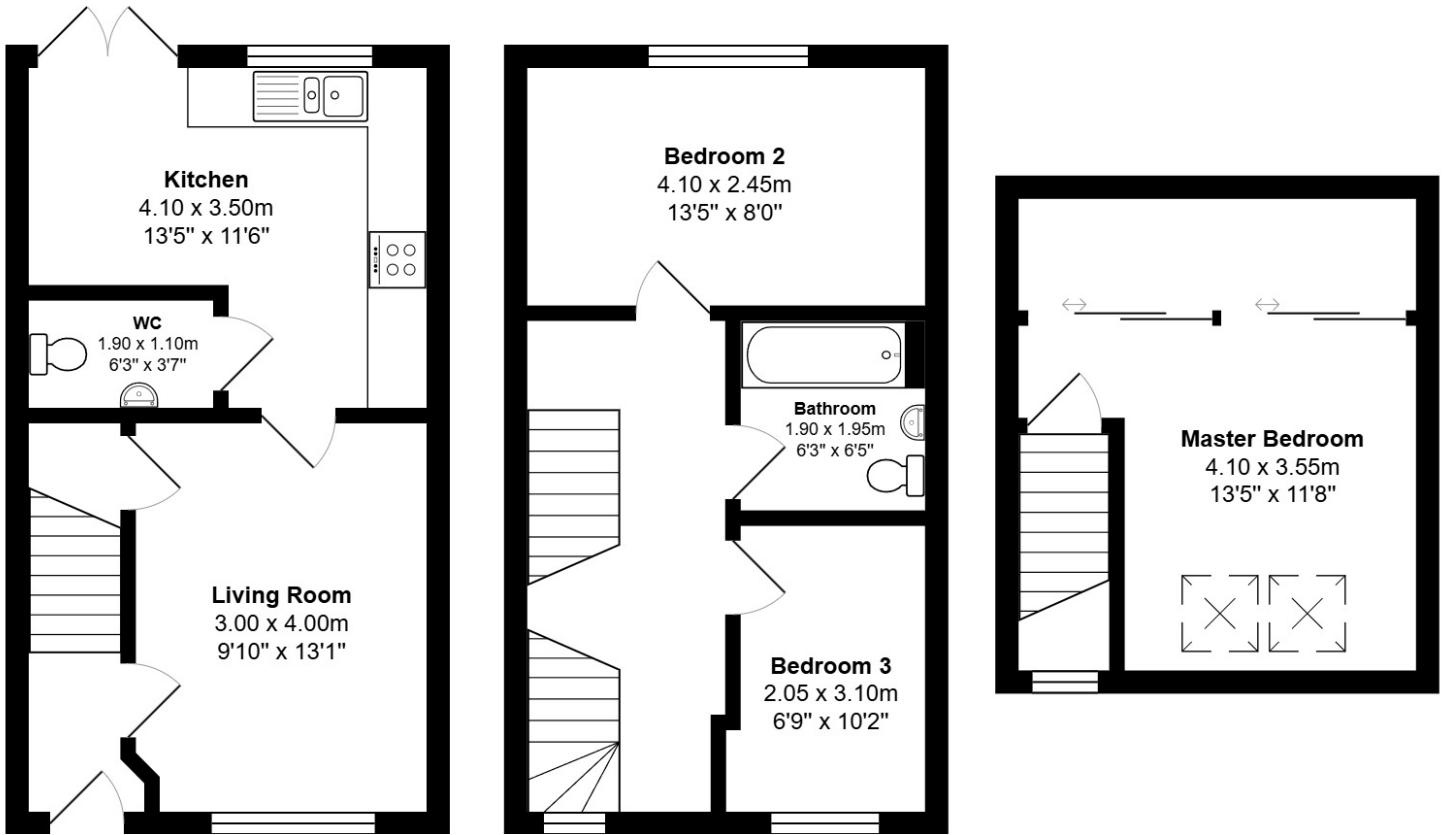
EXTERNALS



Located in a sought-after part of Cambulang, this townhouse enjoys excellent local amenities, transport links, and green spaces, making it the perfect choice for those looking for both convenience and a high standard of living. It's a rare opportunity to secure a home of this calibre in such a desirable location.

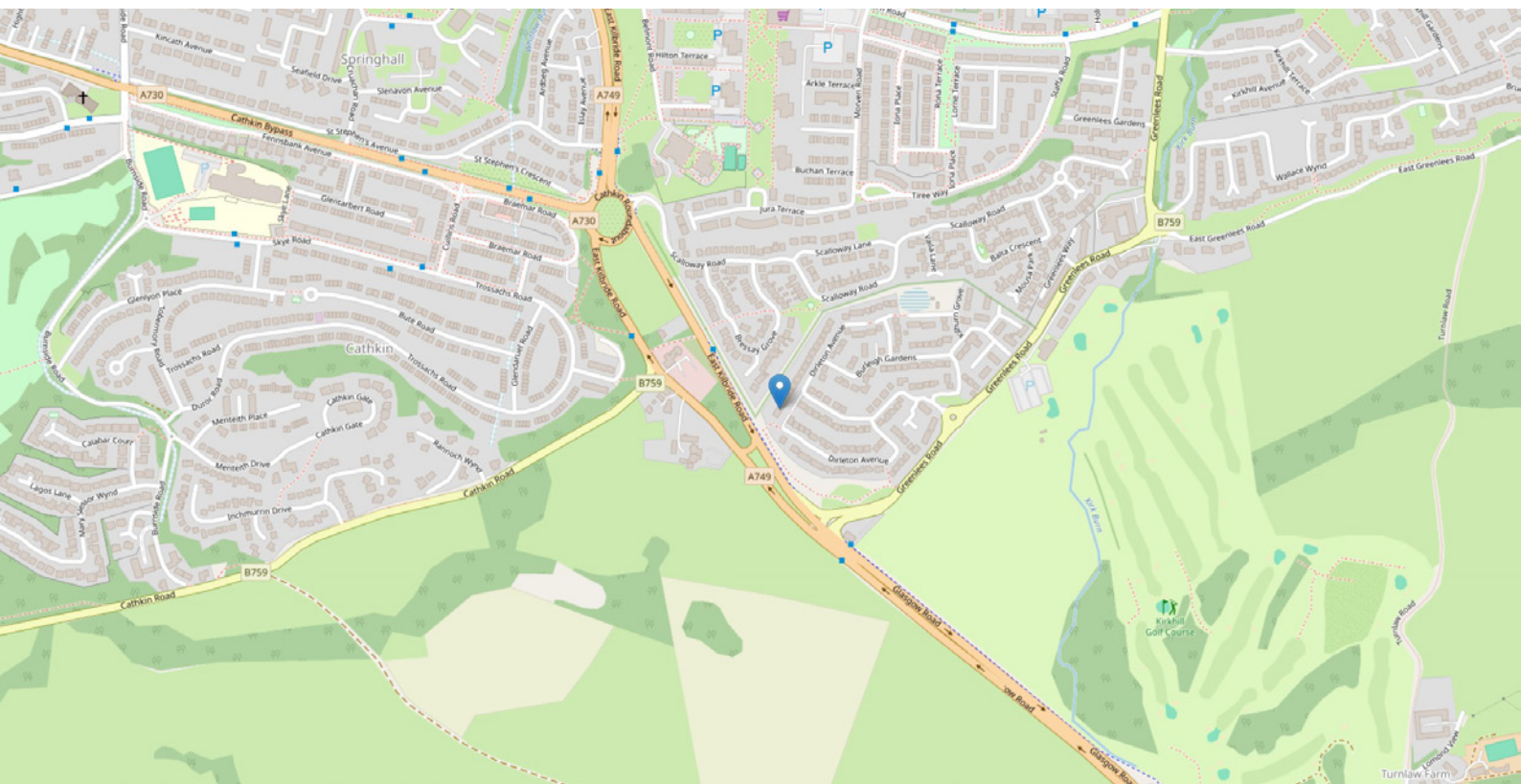
Don't miss out on the chance to make this exceptional property your own.

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 81m² | EPC Rating: C



THE LOCATION

Cambuslang, located just a few miles southeast of Glasgow, is a vibrant and well-connected suburb that perfectly blends the charm of a close-knit community with the convenience of urban living. Known for its rich history, excellent transport links, and a wide array of amenities, Cambuslang offers a fantastic setting for those seeking both tranquillity and accessibility. The area boasts a variety of local shops, cafés, and restaurants, making it easy to enjoy everyday conveniences without venturing far from home. Whether you're popping into one of the charming local cafés for a morning coffee or enjoying a meal at one of the nearby eateries, there's something for everyone. Cambuslang's high street also offers a range of services, including supermarkets, banks, and healthcare facilities, providing a well-rounded, practical environment for families and professionals alike.





For outdoor enthusiasts, Cambuslang Park is a real gem. The park offers expansive green space, beautiful walks, and play areas, making it a great spot for both relaxation and recreational activities. Additionally, the nearby Clyde Walkway provides scenic views of the River Clyde, perfect for walks or cycling.

Transport connections are one of Cambuslang's key highlights. With a nearby train station offering regular services into Glasgow city centre in under 15 minutes, commuting couldn't be easier. The area is also well-served by bus routes, providing excellent access to surrounding areas. For those who prefer to drive, the M74 motorway is close by, linking you to both Glasgow and the wider motorway network, making it ideal for those working in the city or needing to travel further afield.

Families will appreciate the range of local schools, both primary and secondary, many of which have excellent reputations. The area's strong community feel is further reinforced by the variety of local clubs, events, and activities that cater to all ages.

In short, Cambuslang offers the best of both worlds: a peaceful, family-friendly setting with quick access to all the excitement and opportunities that Glasgow has to offer. Whether you're a first-time buyer, a growing family, or a professional looking for a convenient base, Cambuslang is an area that truly has it all.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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JONNY CLIFFORD
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