

36 Howieshill Road

CAMBUSLANG, GLASGOW, G72 8PW



*EXCELLENT THREE BED DETACHED BUNGALOW
WITH ATTIC CONVERSION*



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Part Exchange available. We are delighted to bring to the market this rarely available three-bed detached bungalow, set in a very popular family-friendly street that's known for its neighbourly spirit.

This beautiful family home makes a perfect place to raise a family, given its breathtaking views, extended accommodation (into the attic space), generous proportions, and immaculate condition.



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Lounge/Diner



The accommodation contains a bright and spacious lounge which given the rooms shape, would suit a range of furniture configurations. The dining room offers tremendous space to dine on more formal occasions with friends and family.



The stunning new kitchen makes a fantastic hub for the family around mealtimes. It's perfect for the home, finished in a beautiful range of sleek and stylish fitted units. There's a gas hob, electric double oven, extractor hood, integrated fridge freezer and dishwasher, making it a great space for any chef to serve up the family favourites.

The utility cupboard is a very handy addition with ample space for the washing machine.

The accommodation continues with a downstairs shower room and a very relaxing study, set in a bright area with the feature spiral staircase.





The Study



Bedroom 1

The spacious master bedroom has to be seen to be believed, it contains a newly fitted ensuite which is simply stunning. It's bright and fresh, and finished in a white roll-top bath with a large door-less shower enclosure with an electric shower, it's absolute luxury.

The upstairs third bedroom has real potential and could easily accommodate an en-suite or walk-in wardrobe from the attached attic space within the room. The attic space to the other side could be a great home office, music room or games room. The upstairs bathroom is finished to a great standard in a period theme with a three-piece white suite and a handheld shower off the bath.





En-Suite



Bedroom 2





Bedroom 3 & Attic





Landing & Bathroom



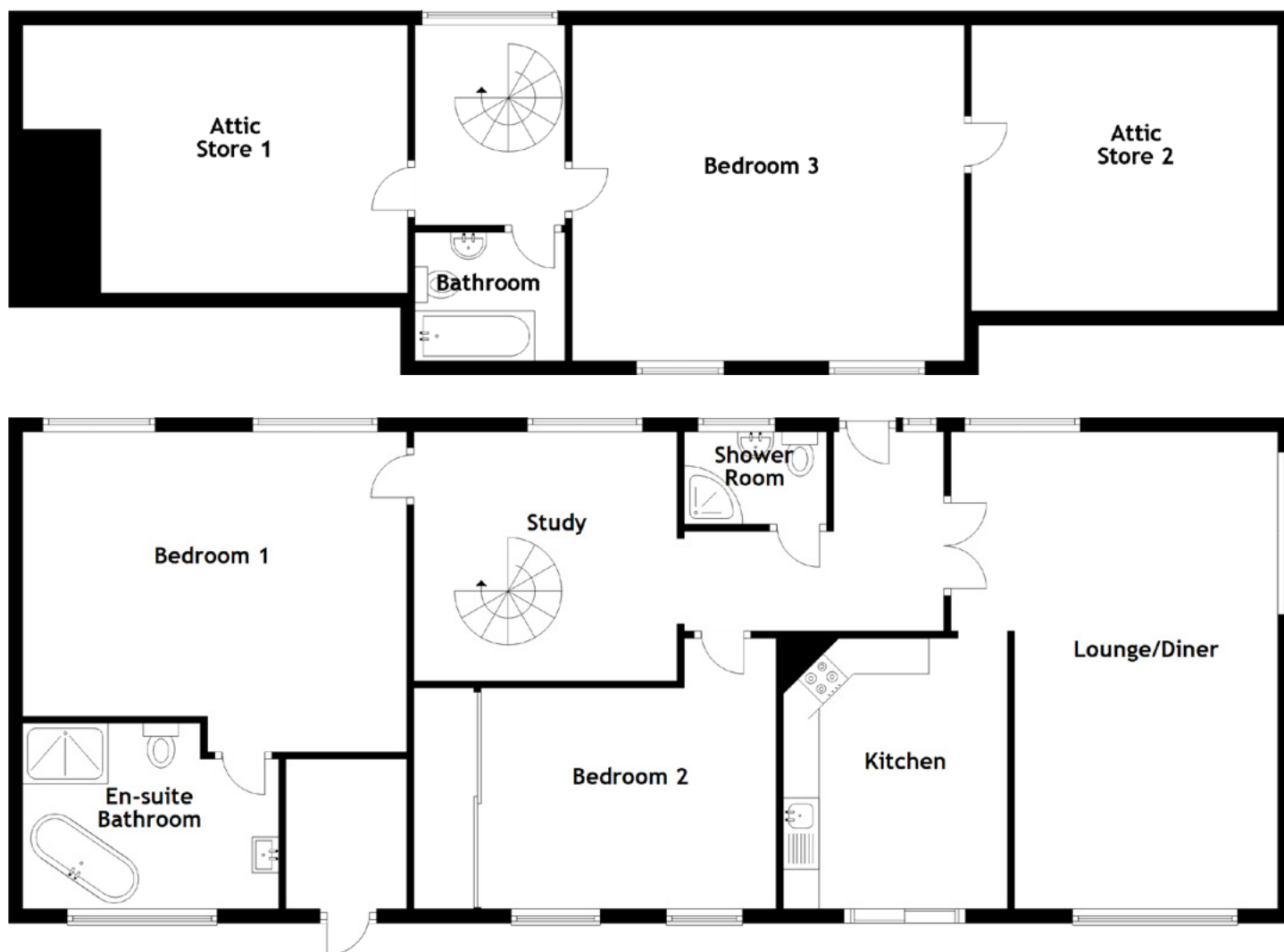


The home is kept warm and comfortable via double-glazing and gas central heating. The extensive and very sunny garden space is both secure and pet friendly. It contains a shed, greenhouse and a log cabin/summerhouse and offers a great place to relax unwind and enjoy a glass of wine at the end of a hard day.

Given the change of levels to the rear garden space, there is an abundance of potential to extend the house (subject to planning approval), it could in effect become a truly incredible property if it was extended out and down to the rear. If you have a flair for a grand design this may just fit the bill.

Off-street parking for two vehicles via the driveway. This great home would make an ideal buy for any lucky family. Some properties just tick all the boxes, this is definitely one of them. Early viewing is strongly advised for this lovely family property, offered in absolute walk-in condition but with huge further potential if required.





Approximate Dimensions
(Taken from the widest point)

| | | | |
|-------------------|-------------------------------|--|-------------------------------|
| Lounge/Diner | 6.70m (22') x 4.60m (15'1") | Shower Room | 2.00m (6'7") x 1.30m (4'3") |
| Kitchen | 3.80m (12'6") x 3.15m (10'4") | Bedroom 3 | 5.50m (18'1") x 4.70m (15'5") |
| Study | 3.70m (12'2") x 3.50m (11'6") | Attic Store 1 | 4.30m (14'1") x 3.75m (12'4") |
| Bedroom 1 | 5.40m (17'9") x 4.50m (14'9") | Attic Store 2 | 4.30m (14'1") x 4.00m (13'1") |
| En-suite Bathroom | 3.60m (11'10") x 2.50m (8'2") | | |
| Bedroom 2 | 4.15m (13'7") x 3.10m (10'2") | | |
| Bathroom | 2.00m (6'7") x 1.80m (5'11") | | |
| | | Gross internal floor area (m ²): 155m ² | |
| | | EPC Rating: E | |





Cambuslang is ideally placed as both a great area to live in and commute from. There are regular transport links via both bus and rail to all areas of Glasgow including the city centre in less than twenty minutes. Commuting by car is just as easy, with the main motorway networks only five minutes away, ensuring the towns and cities within the central belt of Scotland are within easy reach on a daily basis. There are a good range of schools at both primary and secondary level, with plenty of shops and amenities also nearby in this vibrant and popular area.



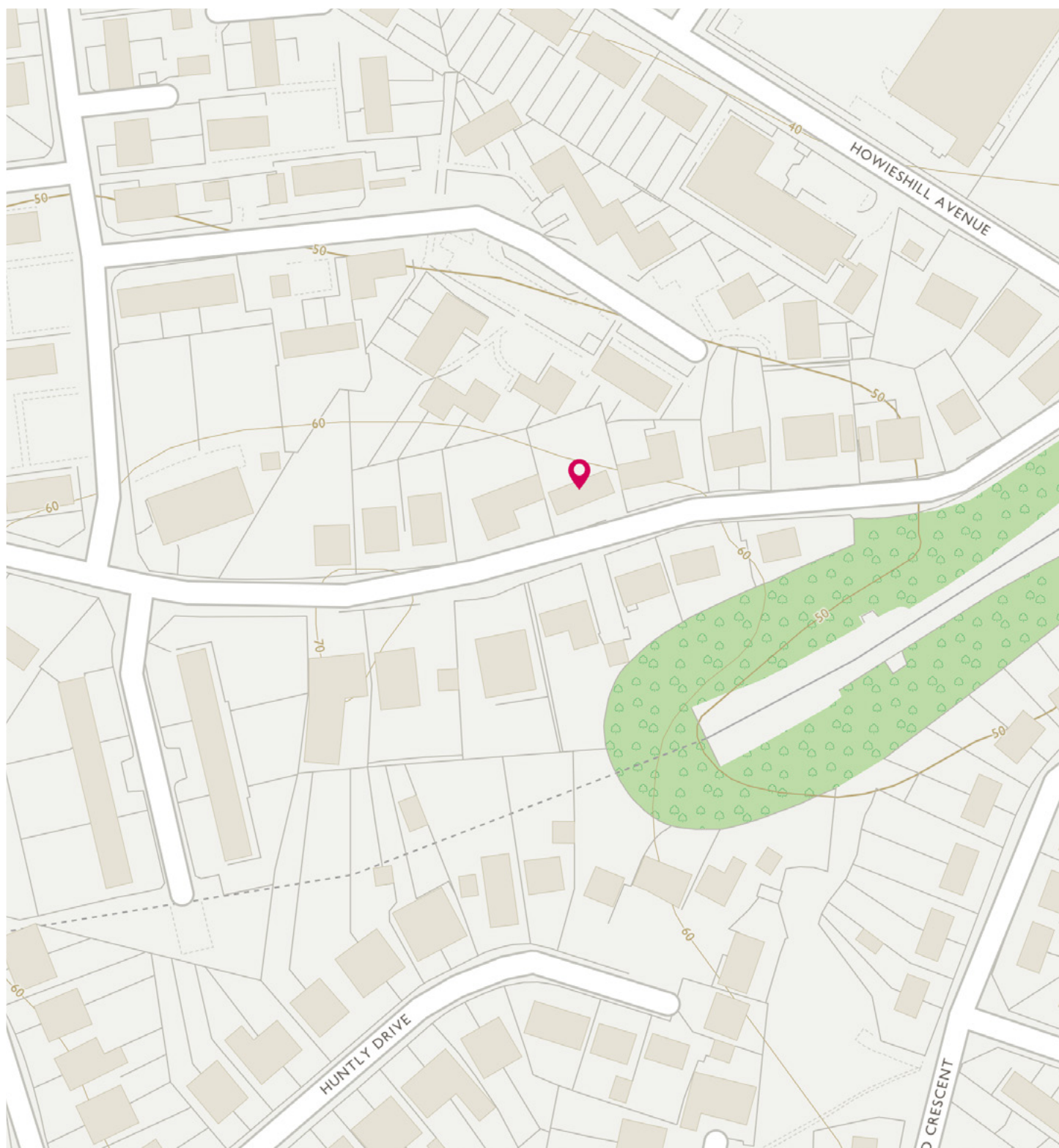


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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