



LARCH GAIT, CAMBUSLANG, GLASGOW OFFERS OVER £155,000

****CLOSING DATE FRIDAY 9th APRIL @ 12noon ****

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The property comprises, large lounge leading into the dining kitchen with a downstairs WC, the upstairs also has three bedrooms with fantastic storage and well sized bathroom.

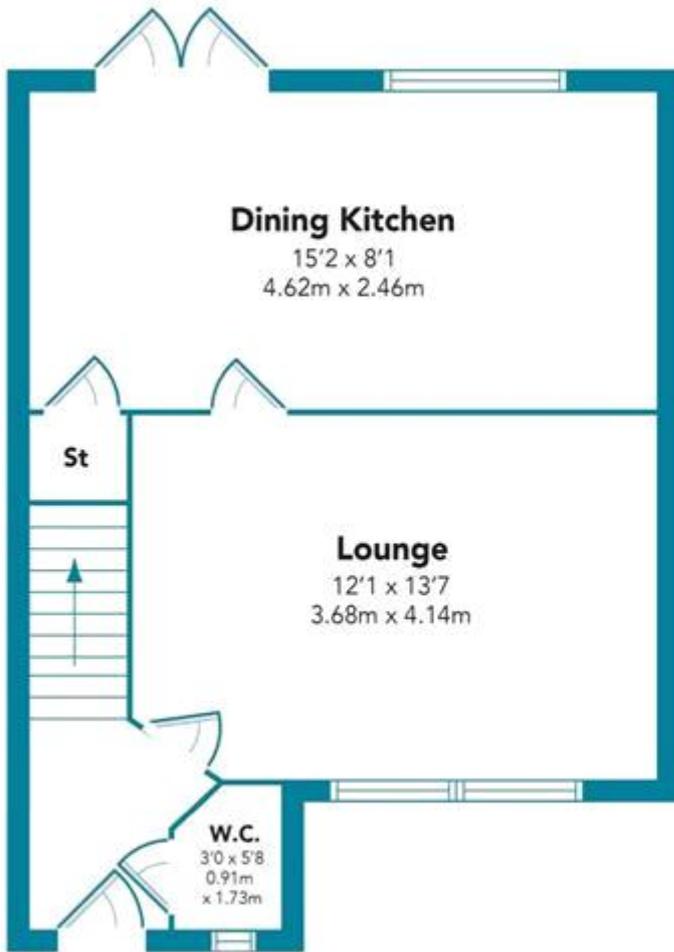
The front of the property benefits from a large driveway with a pathway leading to the front door. The rear garden is also elevated within a outstanding corner position and is very private.

Located within the popular Drumsagard Village of Cambuslang which is a very popular suburb of Glasgow. The area provides excellent transport links into the city centre by bus or train from the nearby Newton and Cambuslang train stations, or if traveling by car, the M74 and M8 motorways provide great links throughout the central belt. There are a good variety of shops on offer with many popular high street names being represented whilst primary and secondary schooling is also nearby. The surrounding towns, which include East Kilbride, Hamilton and Rutherglen, provide a more comprehensive range of shops and excellent sporting leisure facilities.

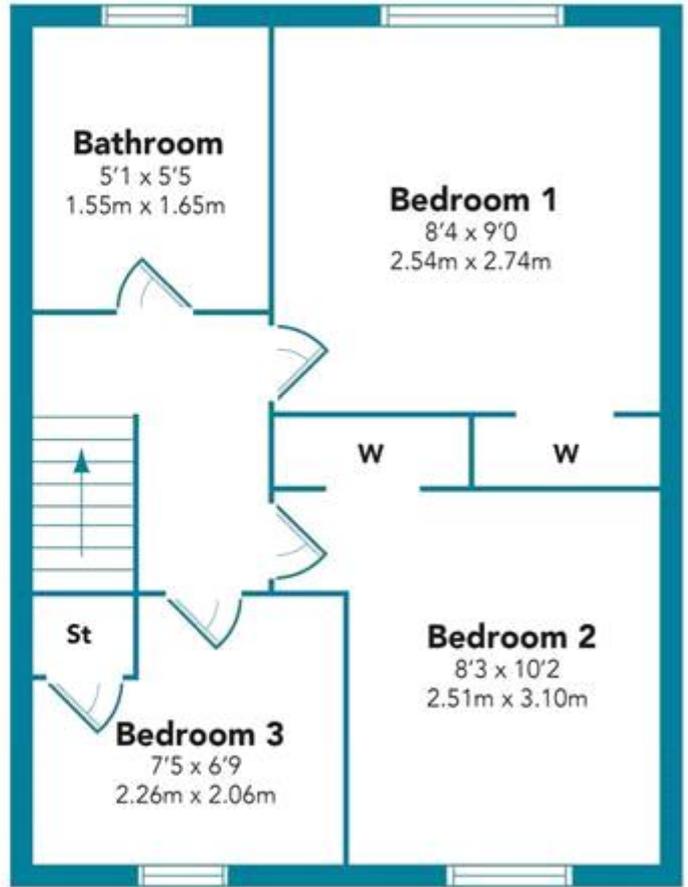


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GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.