



## HONEYSUCKLE DRIVE, NEWTON OFFERS OVER £159,995

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The property is tastefully decorated to a high standard throughout and extends to a welcoming reception hallway, Guest WC, lounge with patio doors leading to gardens, modern fitted kitchen, two double bedrooms and attractive family bathroom.

Further benefits include gas central heating, double glazing and beautifully presented gardens to front and rear. The front of the property has parking for two cars. The rear garden is fully enclosed laid mostly to lawn bordered with a paved patio area.

Ideal location for excellent local amenities and transport links with a good choice of nearby schooling.

Early viewing advised.

Honeysuckle Drive is set within the modern Newton Farm development on the outskirts of Cambuslang and is well placed for schooling and public transport facilities. Cambuslang is a very popular suburb of Glasgow and it offers excellent transport links into the city centre by bus, or train from the nearby Newton train station. If traveling by car, the M74 and M8 motorways provide great links to the surrounding towns and cities including Glasgow and Edinburgh. There are a good variety of shops on offer with many popular high street names being represented as well as primary and secondary schooling being close by.

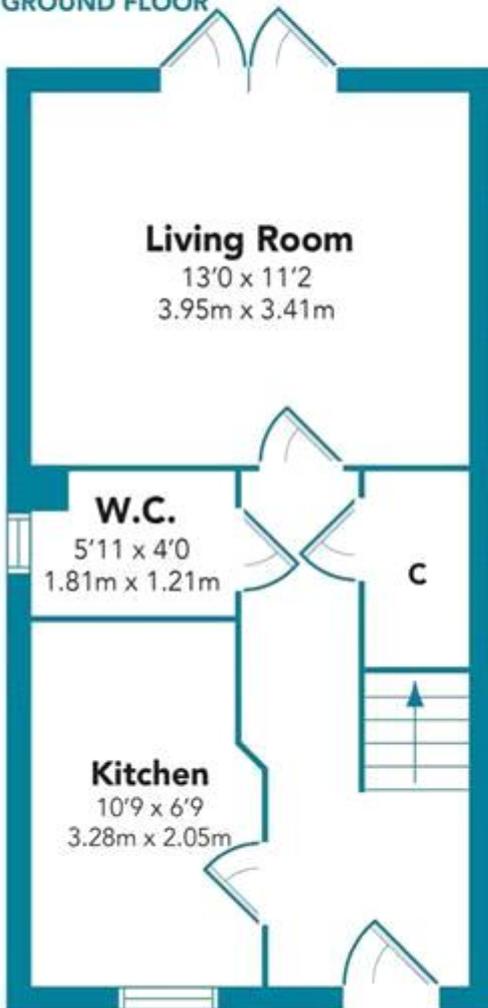


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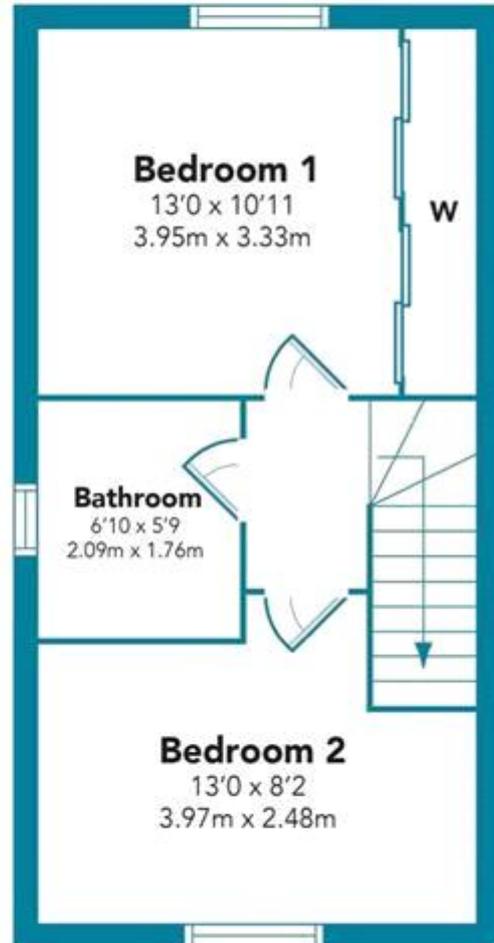


**KIRKLAND**  
ESTATE AGENTS

**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.