



## ELM WAY, CAMBUSLANG, GLASGOW OFFERS OVER £172,500

Located within one of Drumsagard's most sought after residential addresses is this semi-detached bungalow which has been well maintained by the current owner to a high standard. Early viewing is strongly advised.

Located within one of Drumsagard's most sought after residential addresses is this semi-detached bungalow which has been well maintained by the current owner to a high standard. Early viewing is strongly advised.

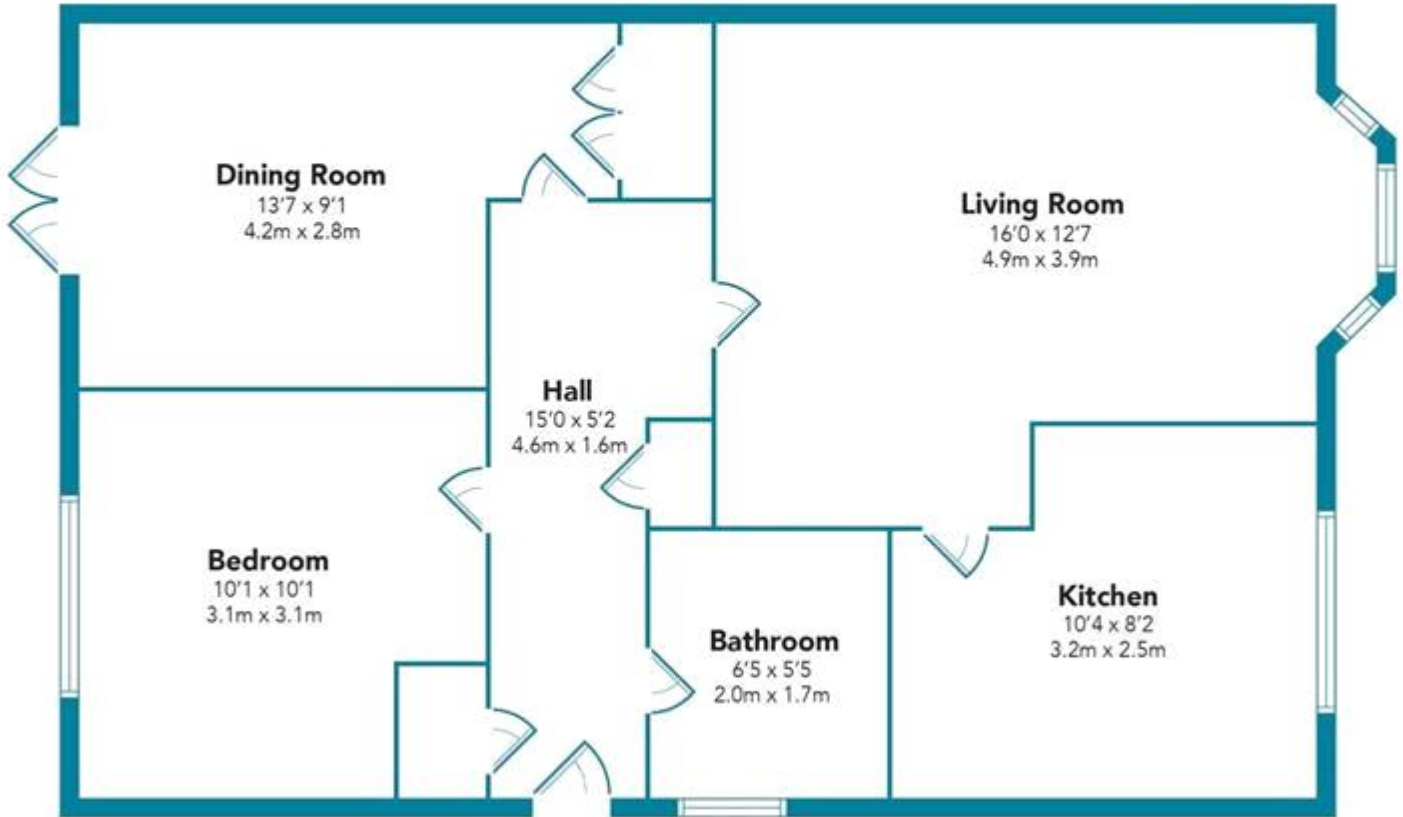
The accommodation comprises; welcoming reception hallway with storage cupboards, bay windowed lounge with feature fireplace, modern fitted kitchen with oven, hob and extractor fan, two double bedrooms and bathroom with three-piece suite and shower. The master bedroom features fitted wardrobes.

The property benefits from gas central heating, double glazing, burglar alarm system, driveway, and easily maintained garden grounds to the front and rear with timber shed.

Elm Way is within close proximity to a wide range of excellent local amenities incorporating shopping, schooling (Both the primary and secondary), transport (both buses and trains) and the upgraded road network provides easy access to all major destinations including Glasgow city centre and nearby Glasgow airport.



ELM WAY, CAMBUSLANG, GLASGOW  
OFFERS OVER £172,500



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.