



## OTTER LANE, CAMBUSLANG, GLASGOW OFFERS OVER £255,000

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This modern home is set within a highly sought-after Newton Farm development on the outskirts of Cambuslang. The property for sale has been beautifully styled by the current owner and benefits from luxury fixtures throughout.

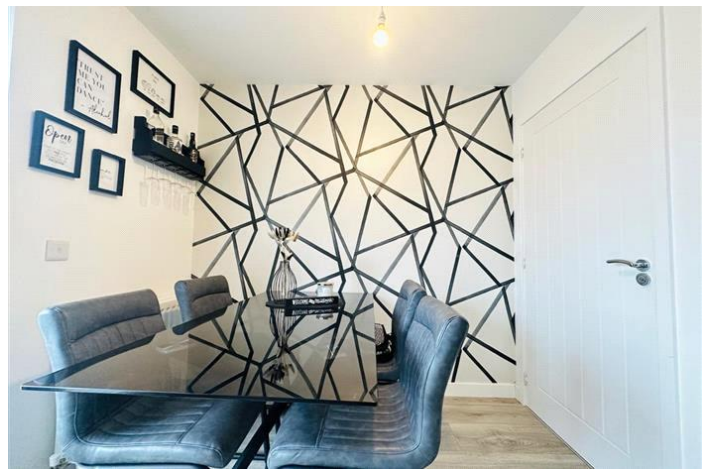
On arrival at the property, you are welcomed by a fantastic mono-block driveway, allowing parking facilities for several vehicles. The garden grounds have been landscaped and offers a well maintained lawn, patio area, and surrounding timber fencing. The grounds also benefit from excellent exposure to natural sunlight.

Internally the accommodation comprises a reception hallway, a well-proportioned lounge, a fully fitted luxury kitchen/dining area, and an impressive downstairs W/C. While also having a integral garage.

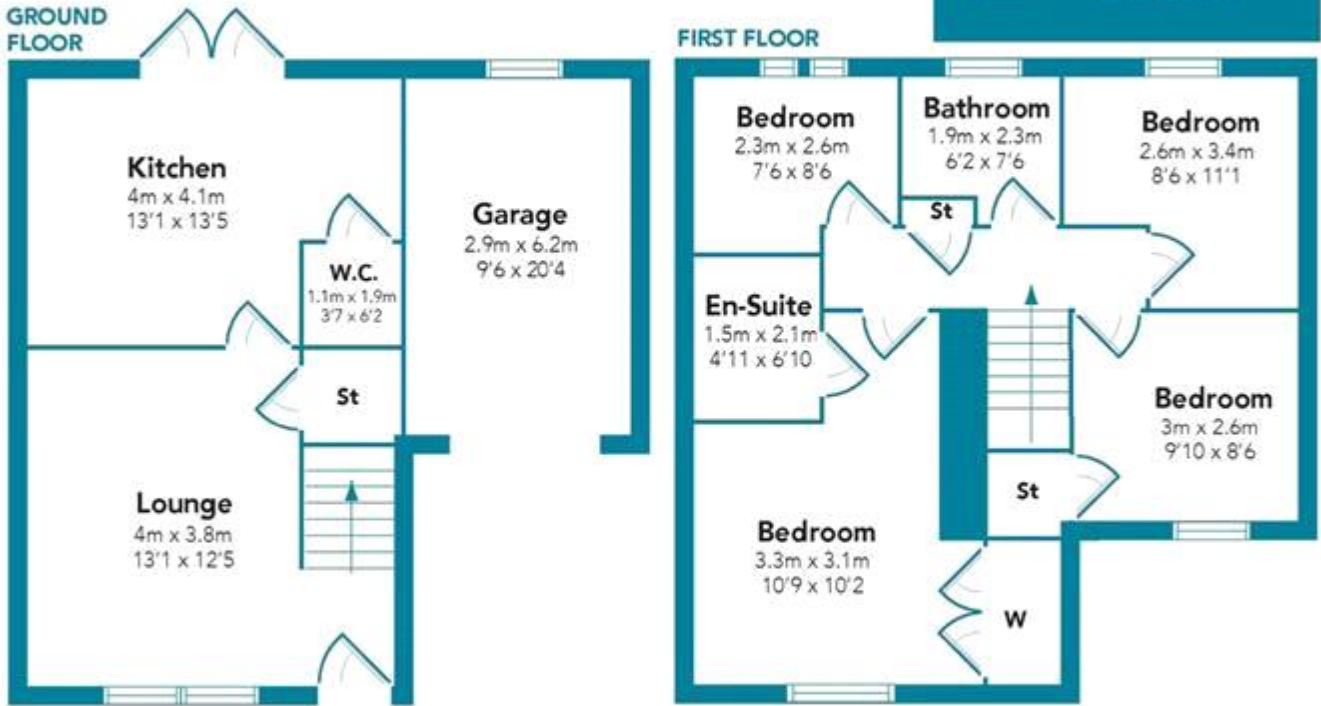
On the upper level lies four bedrooms with a master en-suite and a three-piece bathroom.

Early viewing is highly advised on this fantastic family home.

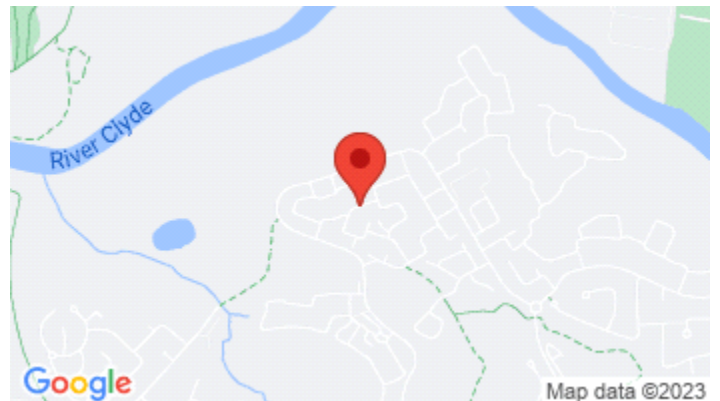
The popular town of Cambuslang is host to a range of amenities including a vibrant high street, restaurants, and a number of supermarkets. The town is also home to popular schooling at both primary and secondary levels. The excellent transport links include Newton Train Station, Cambuslang Train Station, and excellent bus links. Watervole Crescent is also well placed for the M74 and M8 motorway networks which allow easy access throughout Glasgow and the central belt.



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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.