



BIRCH PLACE, CAMBUSLANG, GLASGOW OFFERS OVER £235,000

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The property comprises on the lower level, front facing lounge, dining area, fitted kitchen, utility room, wc & conservatory. The property also has a good sized garage.

The upper level boasts four good sized bedrooms with wardrobe space and a family bathroom. The master bedroom benefits from an en suite shower room.

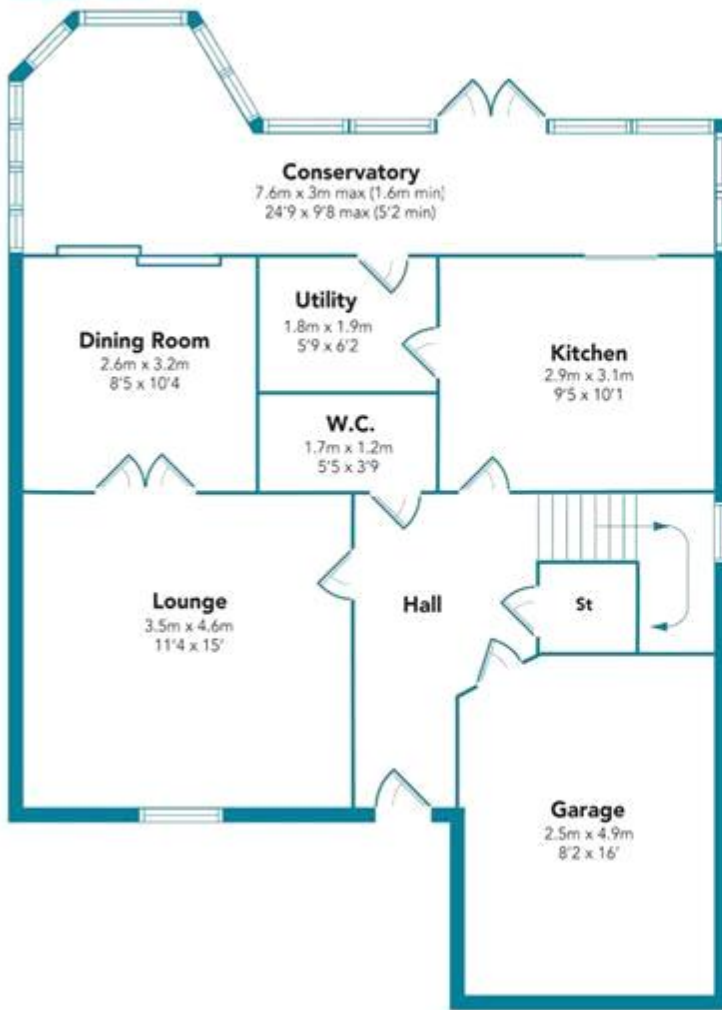
To the front of the property is a lawn and a monoblock driveway whilst the private and enclosed rear garden is bounded by fencing and contains a lawn and slabbed path.

Birch Place is situated within the forever popular village of Drumsagard 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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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.