



## ACACIA WAY, CAMBUSLANG OFFERS OVER £275,000

**UNDER OFFER**

**\*\*CLOSING DATE FRIDAY 18TH OCT AT 12 NOON\*\***

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The property has been well maintained and is tastefully decorated to a high standard throughout comprising of a welcoming reception hallway, rear facing lounge, modern fitted kitchen, dining room & WC.

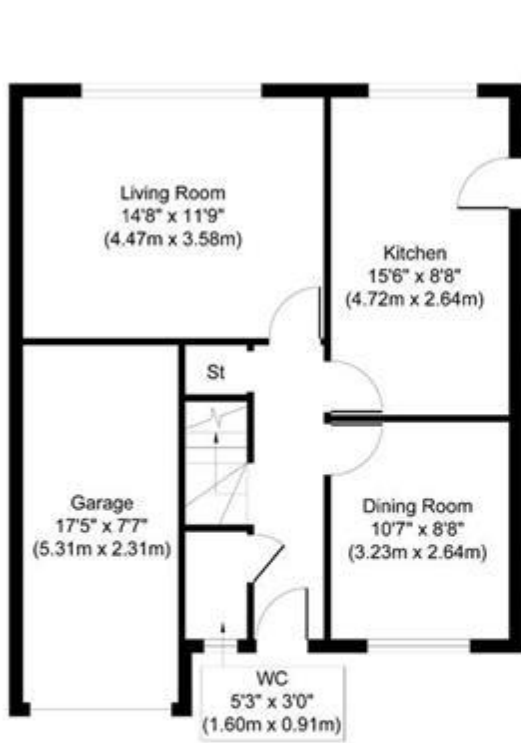
The upstairs of the property has four well sized bedrooms, master en suite & family bathroom.

The property has a driveway to the front, facing the integral garage and the rear of the property has a slabbed patio area and well maintained lawn.

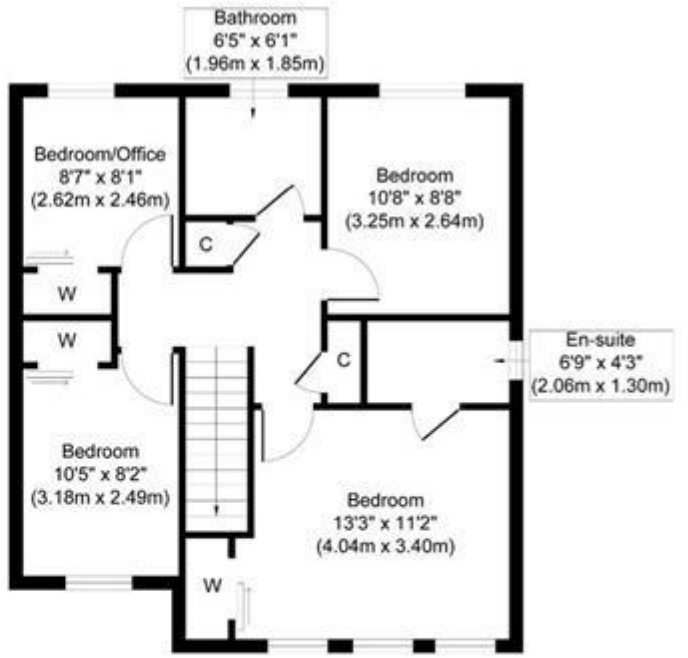
Acacia Way is located within the popular Drumsagard Village of Cambuslang, which is a very popular suburb of Glasgow. The area provides excellent transport links into the city centre by bus or train from nearby Kirkhill and Cambuslang train stations or, if travelling by car, the M74 and M8 motorways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



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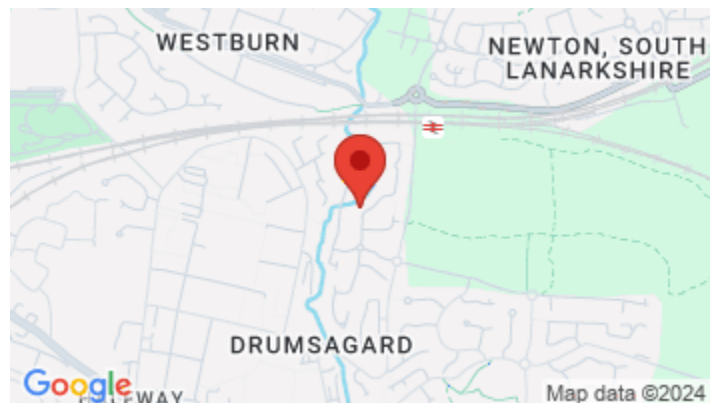


**Ground Floor**  
Approximate Floor Area  
**649 sq. ft**  
(60.25 sq. m)



**First Floor**  
Approximate Floor Area  
**601 sq. ft**  
(55.81 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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