




Solicitors & Estate Agents
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31 East Greenlees Gardens

CAMBUSLANG, GLASGOW, G72 8DB

CAMBUSLANG

Glasgow

The popular area of Cambuslang is a great place to live and commute from. The transport links by bus and rail are frequent and it's a mere twenty minutes to the heart of Glasgow city centre. For those traveling by car, the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There are a good range of schools and amenities within easy reach making it a very popular place to call home.



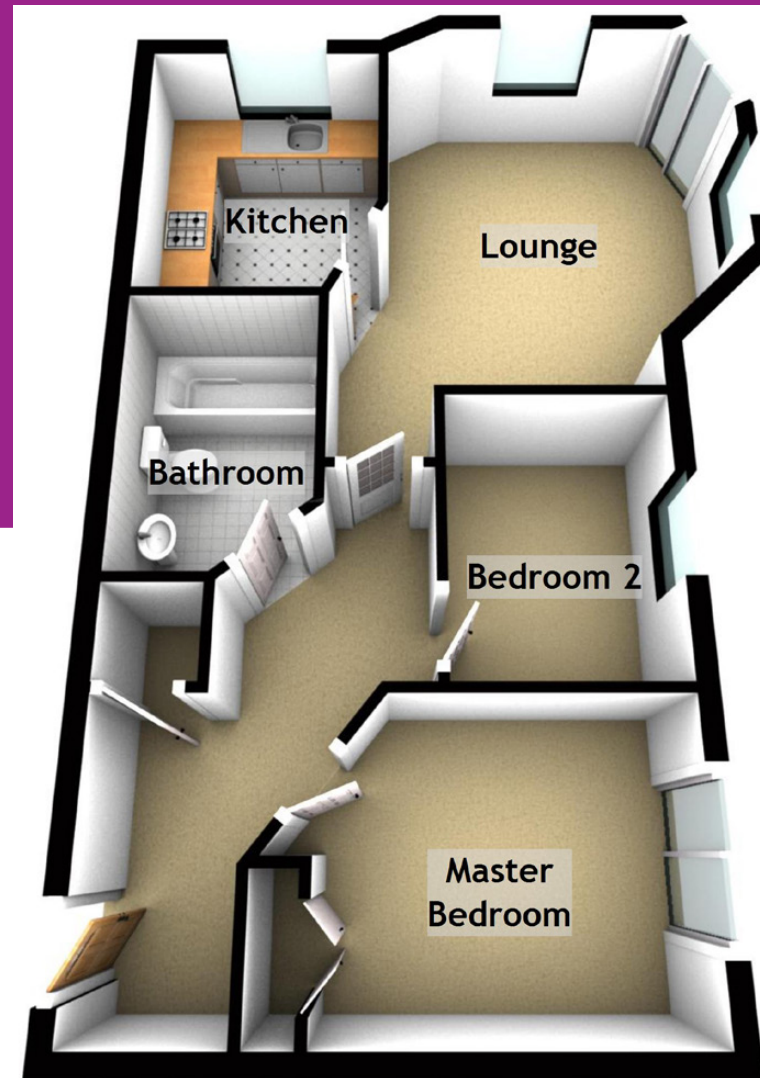
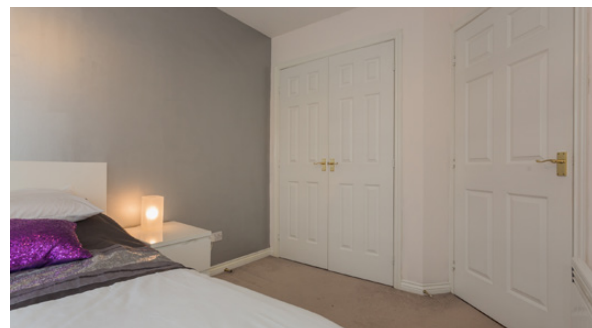


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The accommodation comprises a bright and airy lounge/diner which owing to the room's double aspect shape would suit a range of furniture configurations. The views are stunning and the abundance of natural light gives a great sense of relaxation in this lovely room. The diner area easily has enough room for a home office computer desk, to assist with a busy schedule. The kitchen is finished in lovely light oak units with an electric oven and hob and has ample space for a freestanding washing machine, integrated fridge freezer and dishwasher. The freestanding washing machine may be available by separate negotiation. The tiled bathroom is fresh and bright with a vibrant white suite and features an electric shower over the bath ensuring there's always lots of instant hot water for long refreshing showers. There are two lovely bright bedrooms in this stylish apartment, one with a built-in storage wardrobe, French doors and a Juliet balcony. Both enjoy space for free standing furniture and have spectacular views from their elevated position.

The home is kept warm, comfortable and secure via the double glazing, electric heating and secure door entry system. There is ample parking adjacent to the apartment, in the residents car park. There is also plenty of storage space to keep everything clutter-free at all times. This is a truly great starter apartment in lovely condition, leaving the new owners nothing to do except move in, sit down and start enjoying it. Early viewing is advised for Buy-to-Let investors or first time buyers looking for a great place to call 'our home'.





Approximate Dimensions
(Taken from the widest point)

Lounge	4.91m (16'1") x 3.70m (12'2")
Kitchen	2.90m (9'6") x 2.40m (7'10")
Master Bedroom	3.70m (12'2") x 2.50m (8'2")
Bedroom 2	2.70m (8'10") x 2.21m (7'3")
Bathroom	2.80m (9'2") x 2.01m (6'7")

Gross internal floor area (m²) - 54m²

EPC Rating - C

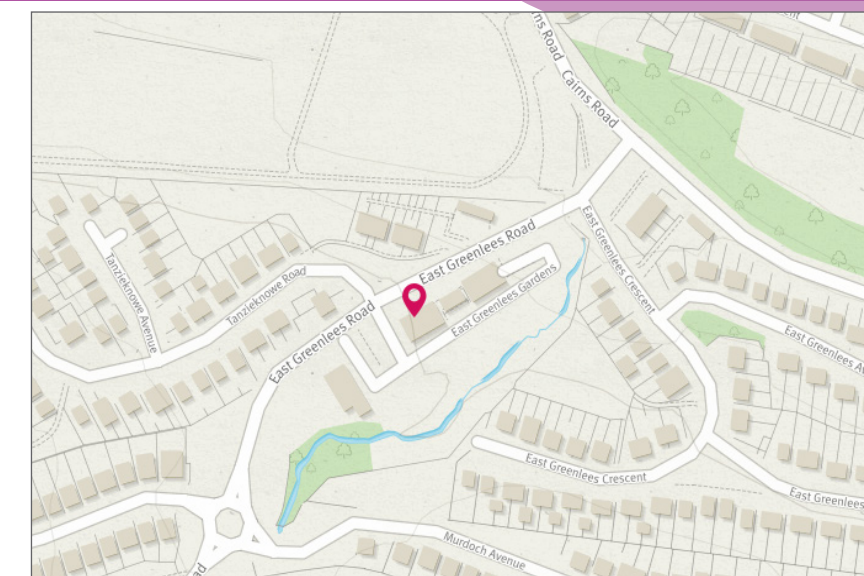


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