

Two double bedroom end-terraced house

A wonderful starter home

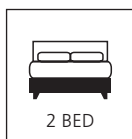


18 Dukes Road

Cambuslang, Glasgow, G72 7BA



Scan Here!



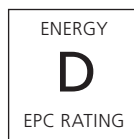
2 BED



1 SHOWER



LARGE GARDEN



ENERGY

D

EPC RATING



18 Dukes Road | Glasgow



"...a bright and well proportioned reception room..."



The property is ideally located in Cambuslang to the South of Glasgow and is conveniently placed for access to a host of amenities including nurseries, schools at both primary and secondary levels, a host of recreational facilities and a variety of day-to-day shops. The train station is a short walk away while the surrounding areas of Rutherglen, Burnside and East Kilbride offer a more extensive range of amenities including a 24 hour Tesco store and the Plaza and Kingsgate Retail Parks. In addition to this, there are excellent road links close by giving easy access to Glasgow city centre and the Central Belt motorway network system.

Part Exchange available! McEwan Fraser Legal are delighted

to present this lovely two double bedroom end-terraced house to the market. The house is presented to the market in good order and has been substantially modified internally to provide great living space. The property also boasts two double bedrooms, conservatory, huge front and rear gardens and off street parking for two cars. This is an ideal starter home for a first-time buyer.

As you enter the property you come to a bright and well proportioned reception room which is focused towards a modern feature fire place. The room boasts laminate flooring, contemporary decor and is spacious enough to accommodate a pair of sofas alongside TV and coffee table. To the rear

of the reception room you find the kitchen which was opened up when the owner removed the original ground floor bathroom. The kitchen now runs the full width of the property and has enough storage and prep space to meet the needs of the aspiring chef. There is a gas hob, electric oven, extractor hood and space has been provided for free-standing washing machine, fridge and freezer. Finally for the ground floor, a door from the kitchen will lead you through to a conservatory which has French doors opening onto the large rear garden.

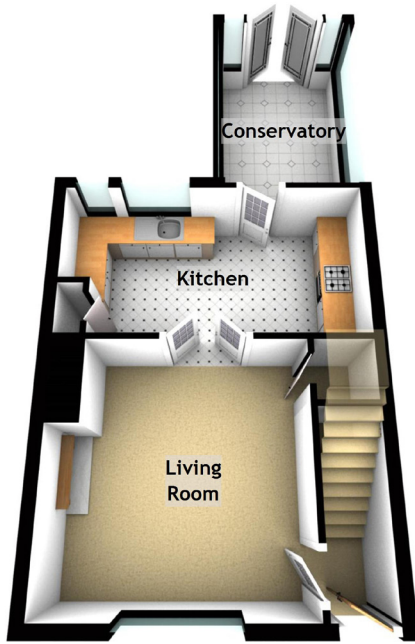
First floor accommodation is two ample double bedrooms which are both carpeted and a modern shower room which

replaces the original ground floor bathroom.

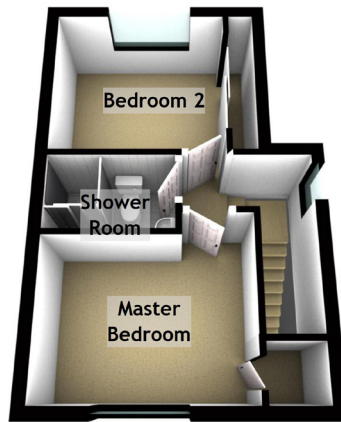
Externally, both front and rear garden are very large and mainly laid to lawn. The rear garden has an approximate WNW aspect meaning it is flooded with sunlight in the evening making it the perfect spot to wind down on a summers evening.

Finally, the property boasts gas central heating and double glazing throughout.

Ground Floor



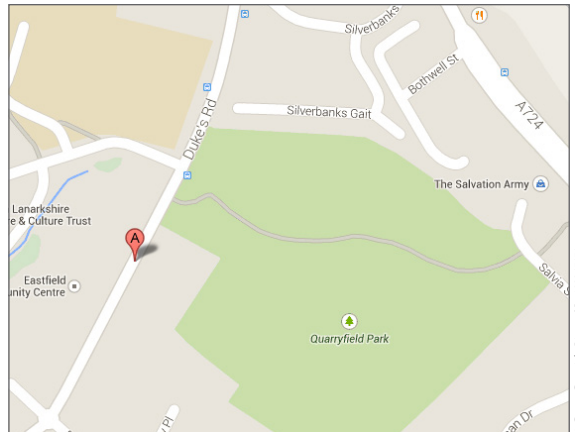
First Floor



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Living Room	3.80m (12'6") x 3.80m (12'6")
Kitchen	4.80m (15'9") x 2.50m (8'2")
Conservatory	3.40m (11'2") x 2.20m (7'3")
Master Bedroom	3.11m (10'3") x 2.40m (7'10")
Bedroom 2	3.30m (10'10") x 2.50m (8'2")
Shower Room	2.00m (6'7") x 1.20m (3'11")



McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street
Edinburgh, EH7 4LB
Telephone: 0131 524 9797
Fax: 0131 556 5129
Email: info@mcewanfraserlegal.co.uk
www.mcewanfraserlegal.co.uk



Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the properties suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
MICHAEL MCMULLAN
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer