




McEwan Fraser Legal
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43 Walnut Gate
CAMBUSLANG, SOUTH LANARKSHIRE, G72 7FG



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An excellent four bed detached home in walk-in condition

The popular area of Cambuslang is a great place to both live and commute in. The transport links by bus and rail are both frequent and close at hand. It is a mere ten miles to the heart of Glasgow city centre. For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are readily available on a daily basis. There is an excellent range of schools and amenities all within easy reach, making it a very popular place to call home.

We are delighted to introduce to the market this stylish and impressive four bedroom detached family villa. This is a superb and very adaptable home which provides substantial accommodation and living space for any growing family. Set in a popular family friendly area, with a strong neighbourly spirit the streets are quiet and safe for the children to play out in peace. This home makes a perfect place to raise a family given the substantial accommodation and the bonus of it just receiving brand new carpets and a full redecoration.

The property is offered to the market in true walk-in condition. The accommodation consists of a welcoming hallway, leading through to a large lounge which would suit a range of different furniture configurations. The bright and spacious kitchen diner is a real 'hub' of the home. Benefiting from white fitted units, gas hob, electric oven, freestanding dishwasher and washing machine and an integrated fridge freezer. It is the perfect place for a chef to serve up a marvellous meal. Freestanding appliances may be available by separate negotiation. For added convenience, there is a downstairs WC which is always a welcome addition to any busy family home. The tiled family bathroom is very fresh and bright and contains a white suite.

There are four good sized bedrooms in this lovely home, all with plenty of room for free-standing furniture. The spacious master bedroom as you would expect has built-in storage and also has a great en-suite with a large standalone enclosure with an electric shower. The home is always kept warm and comfortable via the double glazing and gas central heating.

The large rear garden has open views. It is secure and both child and pet-friendly. There is an integral garage and off-street parking to the front, on a substantial driveway. Some properties tick all the boxes, this is certainly one of them, early viewing is advised for one lucky family looking for a perfect place to call our home.

Property Specifications

Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.60m (11'10")
Kitchen	4.50m (14'9") x 2.90m (9'6")
Dining Room	2.90m (9'6") x 2.70m (8'10")
Master Bedroom	4.10m (13'5") x 3.20m (10'6")
En-suite	2.50m (8'2") x 1.10m (3'7")
Bedroom 2	3.90m (12'10") x 2.50m (8'2")
Bedroom 3	3.00m (9'10") x 2.50m (8'2")
Bedroom 4	3.00m (9'10") x 2.20m (7'3")
Bathroom	2.50m (8'2") x 1.80m (5'11")
WC	1.80m (5'11") x 1.10m (3'7")
Garage	5.00m (16'5") x 2.30m (7'7")

Gross internal floor area (m²) - 107m²

EPC Rating - D

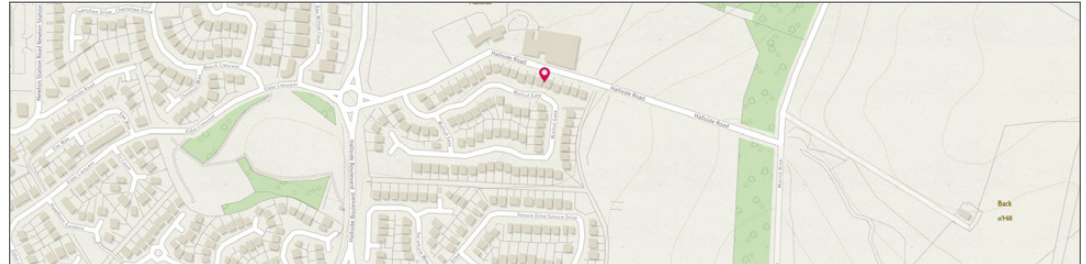
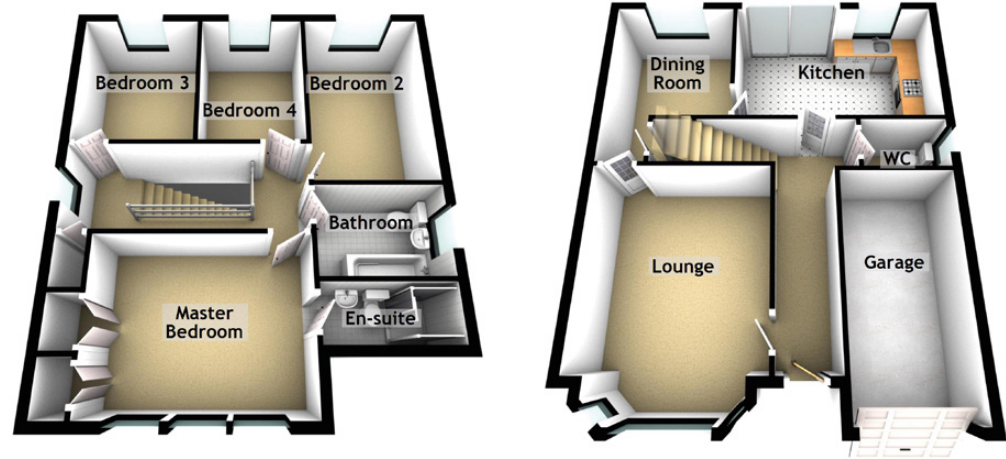


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Part
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