




McEwan Fraser Legal
Solicitors & Estate Agents
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27 Campsie View
CAMBUSLANG, GLASGOW, G72 8XH

CAMBUSLANG, GLASGOW



DETACHED VILLA
WITHIN A POPULAR
LOCATION CLOSE
TO THE CITY CENTRE



Cambuslang is a very popular suburb of Glasgow and provides excellent transport links into the city centre by bus or train from nearby Newton train station, or if travelling by car, the M74 and

M8 motorways provide great links 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/villages include Uddingston, East Kilbride, Hamilton and Rutherglen providing a more comprehensive range of shops and have excellent sporting leisure facilities on offer.



27 CAMPSIE VIEW
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We are delighted to present this superb four bedroom detached villa to the market. The property is situated on an enviable plot within this sought after development. The house has been substantially upgraded by the current owner and is presented to the market in excellent condition.

You enter the house through a welcoming hallway with the stairs to the upper floor. The lounge is exceptionally versatile with plenty of space to accommodate a variety of furniture layouts. Double doors lead to the dining area of the kitchen which can happily house a six seat dining table. A set of patio doors lead from the dining area to a stunning conservatory and the rear

garden beyond which is a real sun trap. The kitchen is stylish and contemporary and is made up of a range of base and wall mounted units which offer a vast amount of prep and storage space for the aspiring chef. Off the kitchen is a very useful utility room and W.C. The ground floor accommodation is completed by a large professionally converted garage which is being used as a fourth bedroom and a conservatory that is currently used as a play room.

The upper level consists of three, well-proportioned bedrooms with the master bedroom benefiting from an en-suite with shower. All of the rooms have ample space for free standing furniture if required and two

of the bedrooms have fitted wardrobes. A tiled three-piece bathroom suite can also be found on this level which completes the accommodation internally.

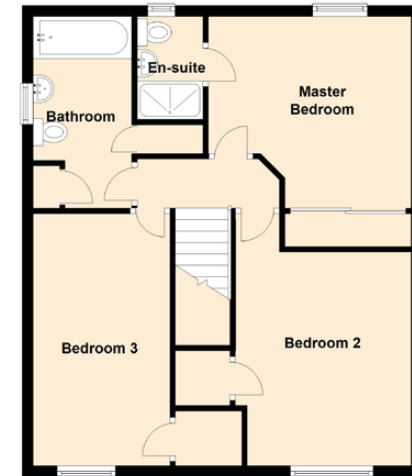
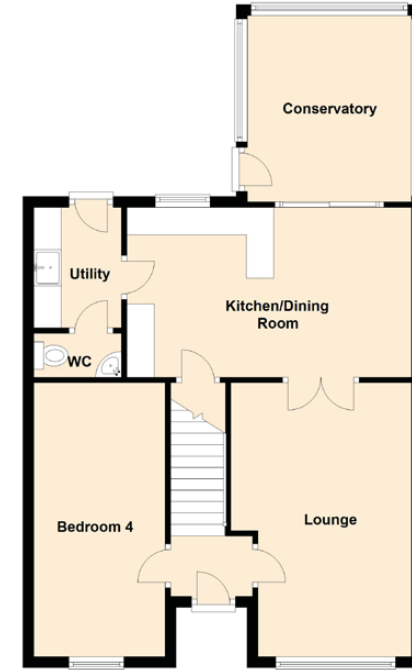
The high specifications of this family home also include double glazing and gas central heating for additional peace of mind and comfort.

There is a well-tended rear garden, which is low maintenance and fully enclosed. To the front of the property, there is a driveway providing off-road parking for two vehicles and an area of lawn. This property is sure to have mass appeal, therefore, we would recommend early viewing to avoid disappointment.





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.30m (10'10")
Kitchen/Dining Room	5.20m (17'1") x 3.10m (10'2")
Utility	2.20m (7'3") x 1.60m (5'3")
Master Bedroom	3.70m (12'2") x 3.60m (11'10")
En-suite	2.20m (7'3") x 1.20m (3'11")
Bedroom 2	4.60m (15'1") x 3.21m (10'6")
Bedroom 3	3.90m (12'10") x 2.50m (8'2")
Bedroom 4	5.00m (16'5") x 2.40m (7'10")
Bathroom	3.20m (10'6") x 1.70m (5'7")
WC	1.60m (5'3") x 0.90m (2'11")
Conservatory	3.40m (11'2") x 3.00m (9'10")

Gross internal floor area (m²) - 107m²

EPC Rating - C

Extras
(Included in the sale)

Fixed floor coverings and integrated appliances.

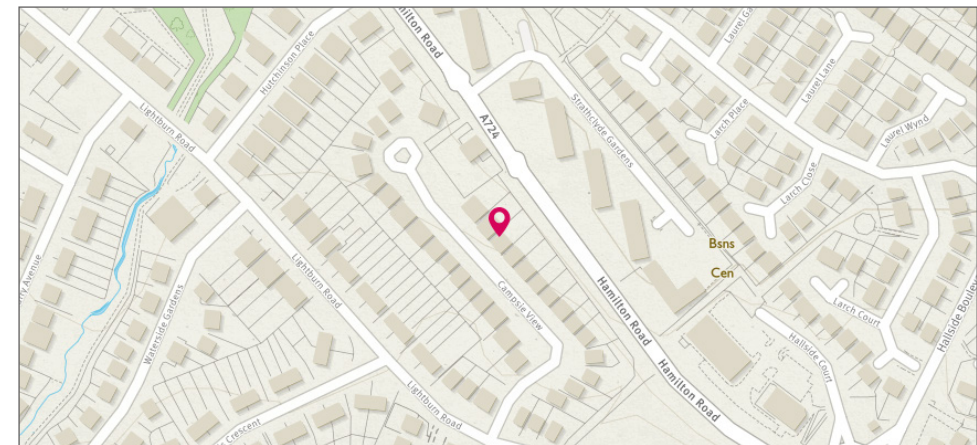


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Part
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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. 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 brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
SCOTT YULE
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
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Designer