



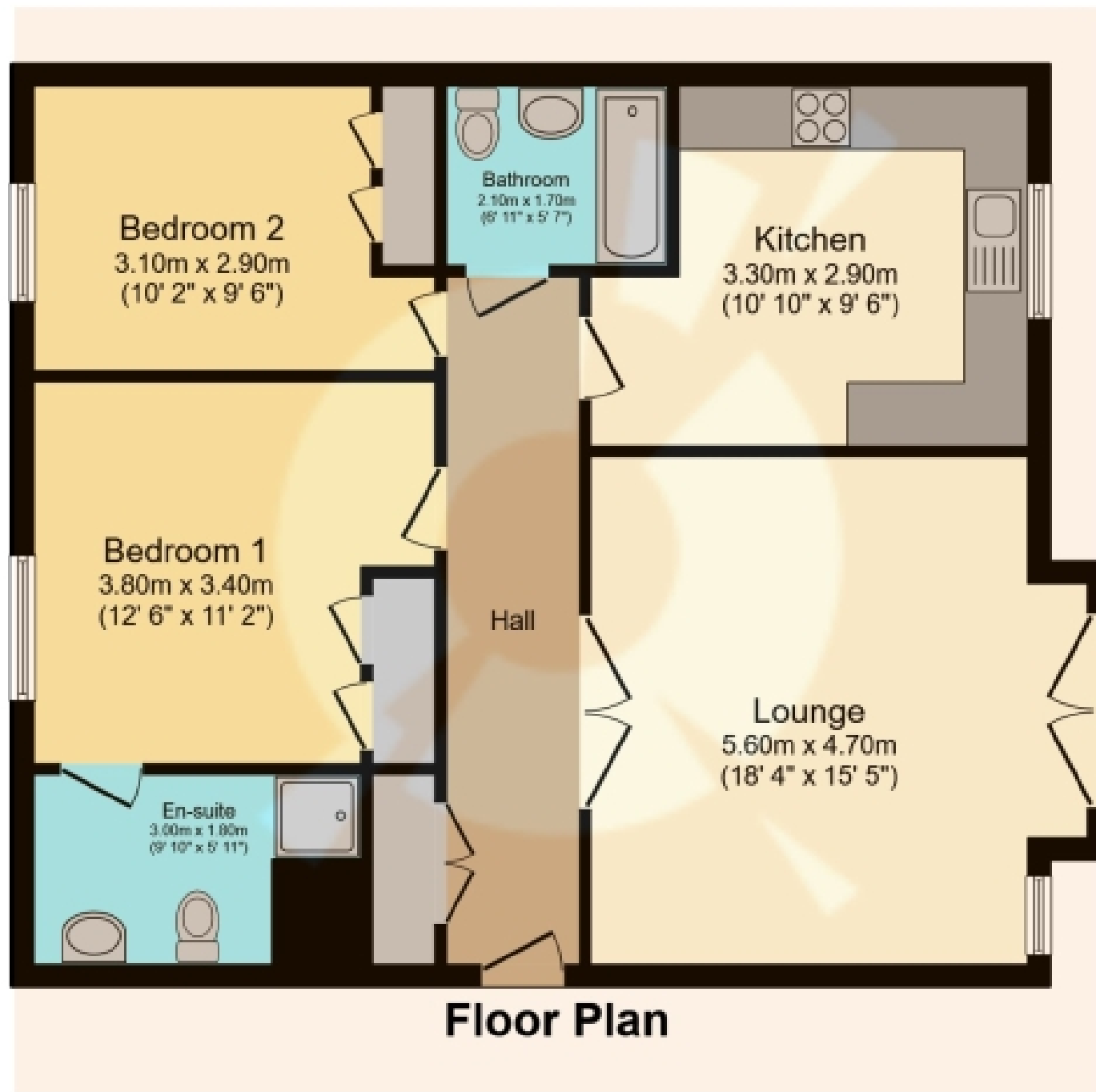
**233f Cambuslang Road, Cambuslang**

**Offers Over £129,995**









## Floor Plan

Total floor area 79.4 sq.m. (854 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## THE PROPERTY

**\*\* EXCELLENT IN-BUILT STORAGE \*\* SECURE DOOR ENTRY SYSTEM \*\* SHORT DRIVE TO GLASGOW CITY CENTRE \*\* RESIDENTS PARKING AVAILABLE \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Situated within the ever-popular town of Cambuslang, this fabulous second floor apartment offers spacious and flexible living just a stone's throw from motorway links, which will have you in the heart of the City Centre in around 15 minutes.

Plentiful off-street parking is available for residents and visitors, with a secure door entry system providing access to the well-maintained communal close and stairwell. On the second floor you'll find Flat 233F, and entry is via the bright and airy reception hallway providing access to all rooms.

The family lounge boasts generous dimensions and is further complimented with neutral décor, wooden flooring, and an abundance of light thanks to the double-glazed windows and charming Juliet balcony.

The well-appointed kitchen holds an array of wall and base mounted units paired with contrasting worktops, creating a stylish and efficient workspace. Integrated appliances include a 4-ring gas hob, electric oven/grill, extractor hood, washing machine, dishwasher and fridge/freezer and can all remain as part of the sale.

Within 233F are two generously proportioned double bedrooms, both benefiting from sliding mirrored wardrobes with Bedroom One boasting the added luxury of an en-suite shower room. Completing the property internally is a three-piece family bathroom comprising of a bathtub with overhead shower, W.C. and wash hand basin alongside chrome fixtures & fittings.

Cambuslang has a great selection of local and town centre amenities including shops, supermarkets, schools and transport services. Bus and rail links give regular access throughout the area and further afield.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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