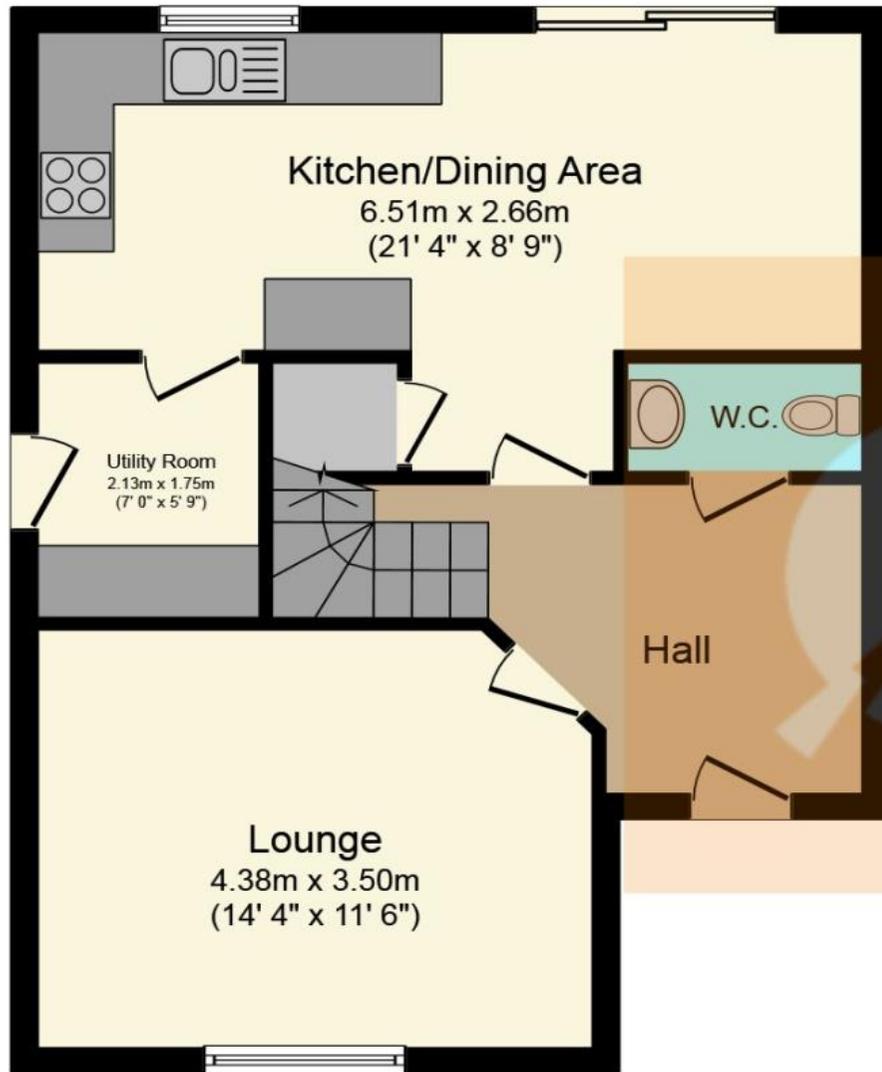




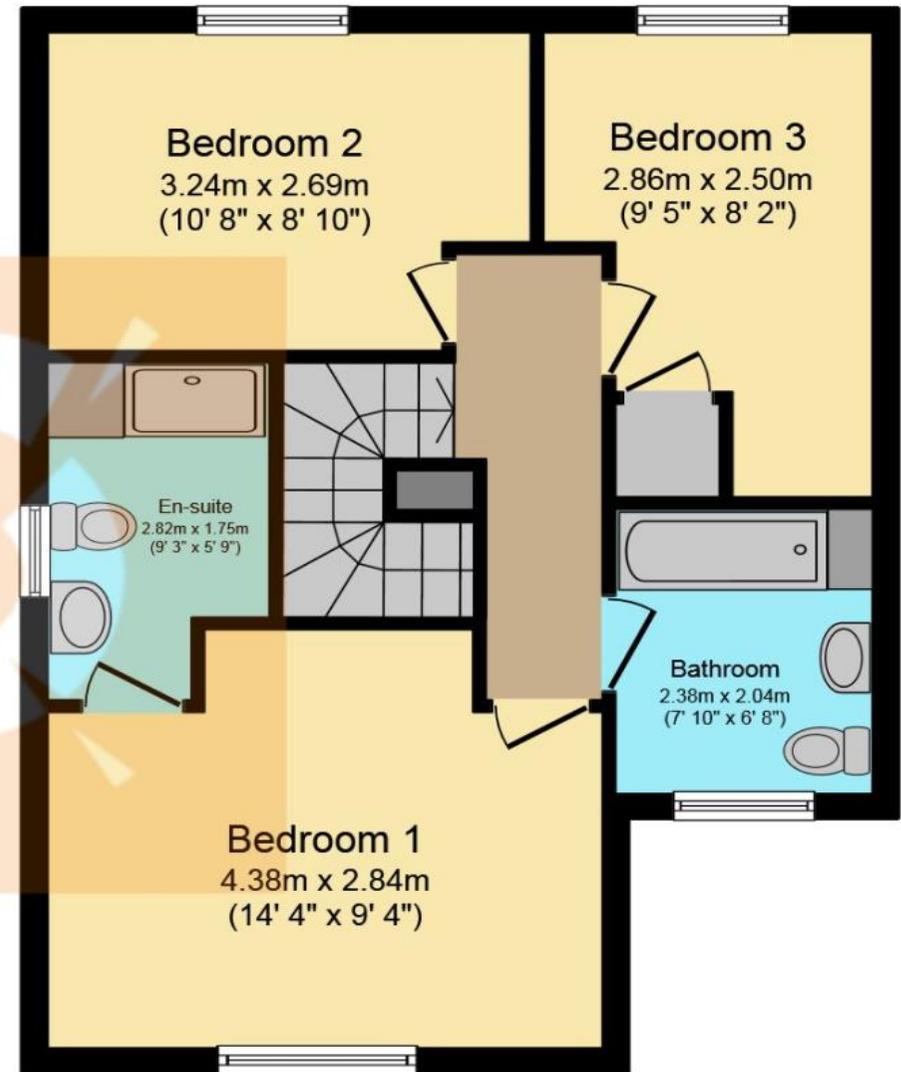
20 Collie Wynd Cambuslang

Offers Over £185,000





**Ground Floor**



**First Floor**

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

## THE PROPERTY

**\*\*\*BEAUTIFULLY WELCOMING FAMILY HOME\*\*\*** If you have been dreaming of a property that is walk in condition with masses of wow factor, you have just found it. This stunning family home, in a desirable location, has been well-presented with high quality fixtures and fittings. Please call your personal estate agents, The Property Boom for more details.

Welcome to 20 Collie Wynd, a stunning home located in a great neighbourhood.

A spacious entrance hallway provides access in the first instance to a spacious Lounge with calming contemporary décor, quality wood effect flooring and lots of natural light via the double glazed window formation.

The spectacular Dining Kitchen is perfect for family dining aswell as indoor/outdoor entertaining with the patio doors leading to the back garden area. The Kitchen itself has an abundance of storage within the stylish cabinetry and is complimented by the granite effect counter tops and tiled splashback. There is a gas hob, integrated double oven and stainless steel hood. There are also integrated appliances and the property benefits from a separate Utility Room with further storage and is plumbed for a washing machine.

Finally, downstairs, you will also find an ideally positioned cloakroom consisting of white 2 piece sanitary ware.

Upstairs is accessed via a carpeted staircase and leads to 3 tastefully presented bedrooms with the Master Bedroom benefitting from the En Suite Shower Room which consists of a large walk in shower cabinet, plus w.c. and wash hand basin. Finished off perfectly with chrome fittings including vertical towel heater.

There is also a pristine Family Bathroom with white 3 piece suite. There is a shower over the bath and shower screen plus w.c. and wash hand basin.

Externally, the property has masses of kerb appeal with a well presented driveway with decorative gravel and paved border plus gated access to the rear.

The back garden is an absolute delight, with decorative paved patio, gravelled 'drying' area plus section laid to lawn. The garden, although beautifully presented is very easily maintained and is child friendly with the timber fence which also provides privacy for this lovely sociable space. There is also a useful timber shed. We strongly urge early viewing to avoid disappointment.

Ideally situated for local Primary and Secondary Schools... For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. 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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