

# 1/1 49A Glasgow Road

CAMBUSLANG, GLASGOW, G72 7DW



A VERY AFFORDABLE STARTER HOME OR AN  
IDEAL BUY TO LET INVESTMENT PROPERTY



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We are delighted to offer to the market this one-bedroom starter apartment, presented in good condition and set within the ever-popular and vibrant location of Cambuslang.

The accommodation comprises a bright and spacious open-plan lounge/kitchen, the proportions of which are excellent for a one-bed apartment. The natural ambience of this room is evident, from the large bay-window which floods the room with an abundance of natural light. The kitchen is an easy and convenient space to work in, benefiting from stylish gloss white slab units along with an electric oven and space for a washing machine and fridge.

## The Property



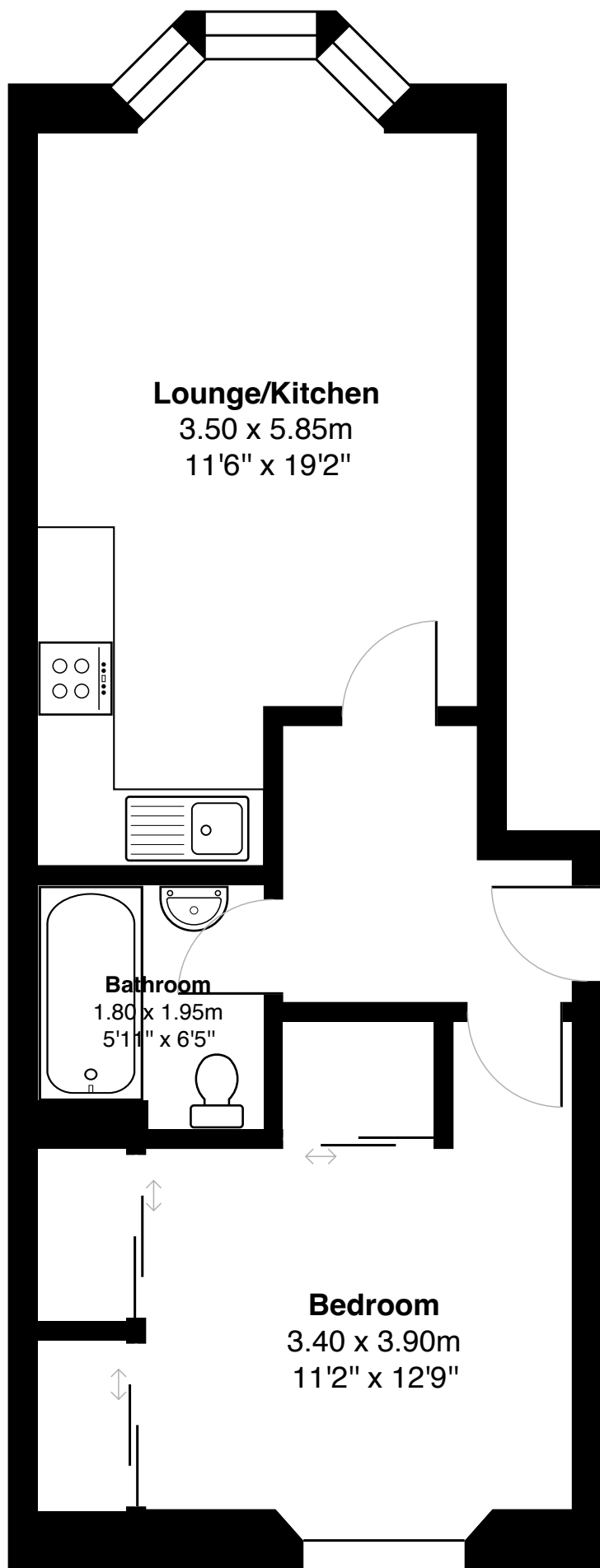
The bright double bedroom is relaxing, with plenty of built-in storage and ample room for freestanding furniture. The bathroom contains a white suite with a bath and a shower attachment.

The handy storage cupboard off the hallway helps to ensure this apartment is always clutter-free. The apartment is kept warm and comfortable via double glazing and an electric storage wall heater in the hallway.









Gross internal floor area (m<sup>2</sup>): 47m<sup>2</sup>  
EPC Rating: D





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With city-living, security and convenience are always an important factor and this apartment caters well for them. The apartment has secure entry, on-street parking and communal drying space to the rear.

Given the popular location, with an easy and short commute to the city-centre in only 10 minutes, along with all the bars, restaurants and cafes that the local area and city centre has to offer, this is sure to be a very popular apartment. Early viewing is advised.

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## The Property





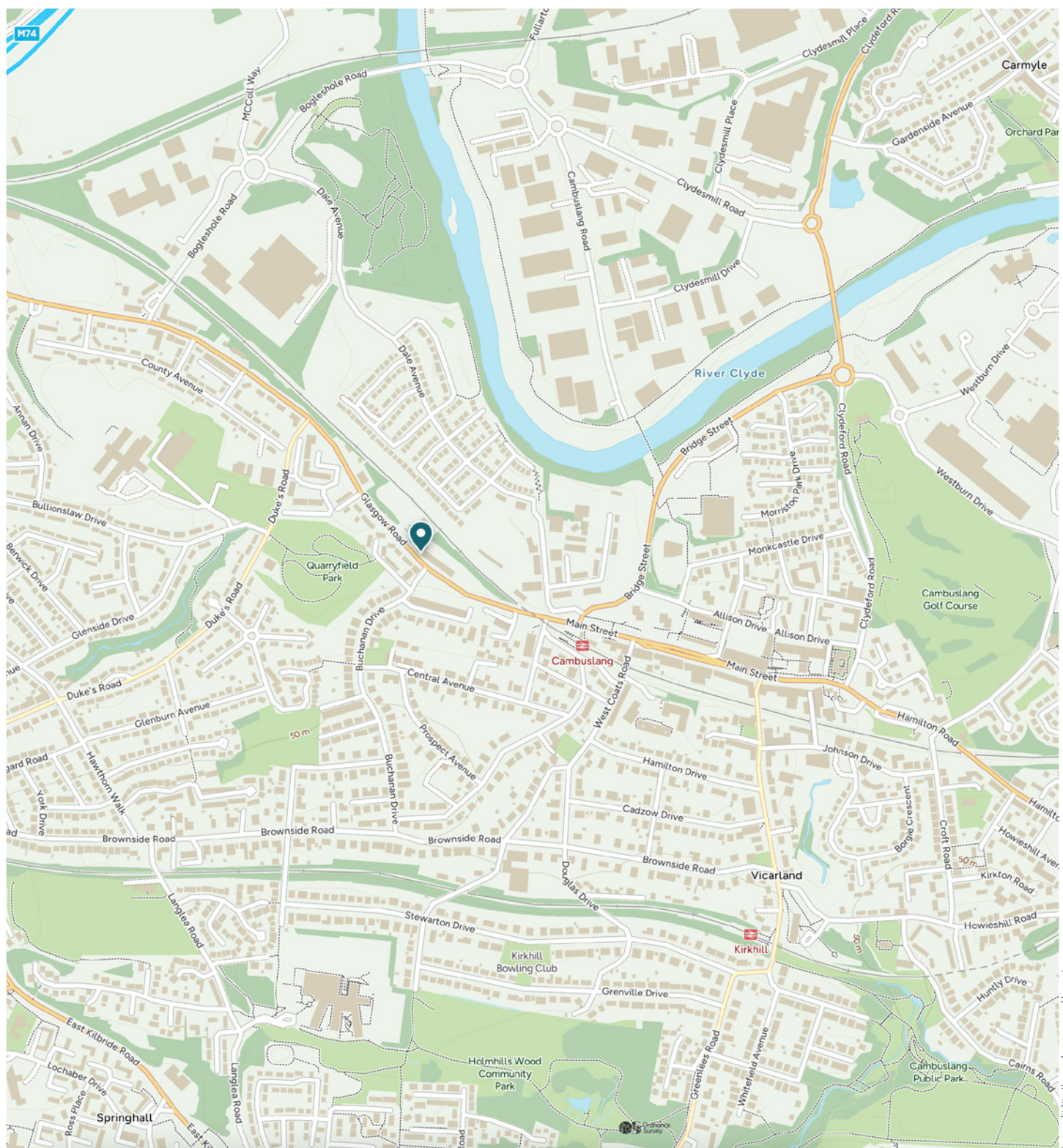
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Cambuslang is a very popular suburb of Glasgow and provides excellent transport links into the city centre by bus or train from nearby Cambuslang Train Station or, if travelling by car, the M74 and M8 motorways provide great links to Glasgow and the surrounding towns.

There are a good variety of shops on offer nearby, with many popular high street names being represented, along with primary and secondary schooling. 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.

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# McEwan Fraser Legal

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