



PROPERTY  
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LETTING & ESTATE AGENTS



Strathclyde Gardens  
Cambuslang  
G72 7ET

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1   
2 

## Offers Over £110,000

A modern, well-presented two-bedroom top-floor apartment situated in a quiet, purpose-built development close to local amenities. Strathclyde Gardens features only a handful of similar-style properties and is conveniently located near amenities, yet within a private setting amidst landscaped gardens.



At the front of the property, there are ample resident and visitor parking spaces. Each block is accessed via a slabbed pathway with well-maintained lawns on either side. To the rear of the property, there is a landscaped garden area which is mainly laid to lawn and bordered by mature trees, providing a pleasant open outlook from the lounge.



The apartment extends to just under 800 sq ft, making it one of the larger flats in the area and a very comfortable size. The property would make an excellent first-time purchase, a popular buy-to-let investment, or be ideal for someone looking to downsize and have accommodation on one level.



Home Report Valuation  
£115,000



The accommodation comprises entrance hallway with twin doors to one side opening into a large utility cupboard which houses the gas boiler, meter and is plumbed for a washing machine.



The accommodation comprises an entrance hallway with twin doors to one side, opening into a large utility cupboard which houses the gas boiler and meter, and is plumbed for a washing machine. The main lounge/living area is generously sized and very bright, with three windows to the front overlooking the grounds. The space serves as a lounge area and flows into a good-sized sitting/dining area, with the kitchen located at the far end.

The kitchen is original but well maintained and features a range of floor and wall units, incorporating a built-in electric oven, hob, and hood. It also includes a stainless steel sink and ample worktop space.



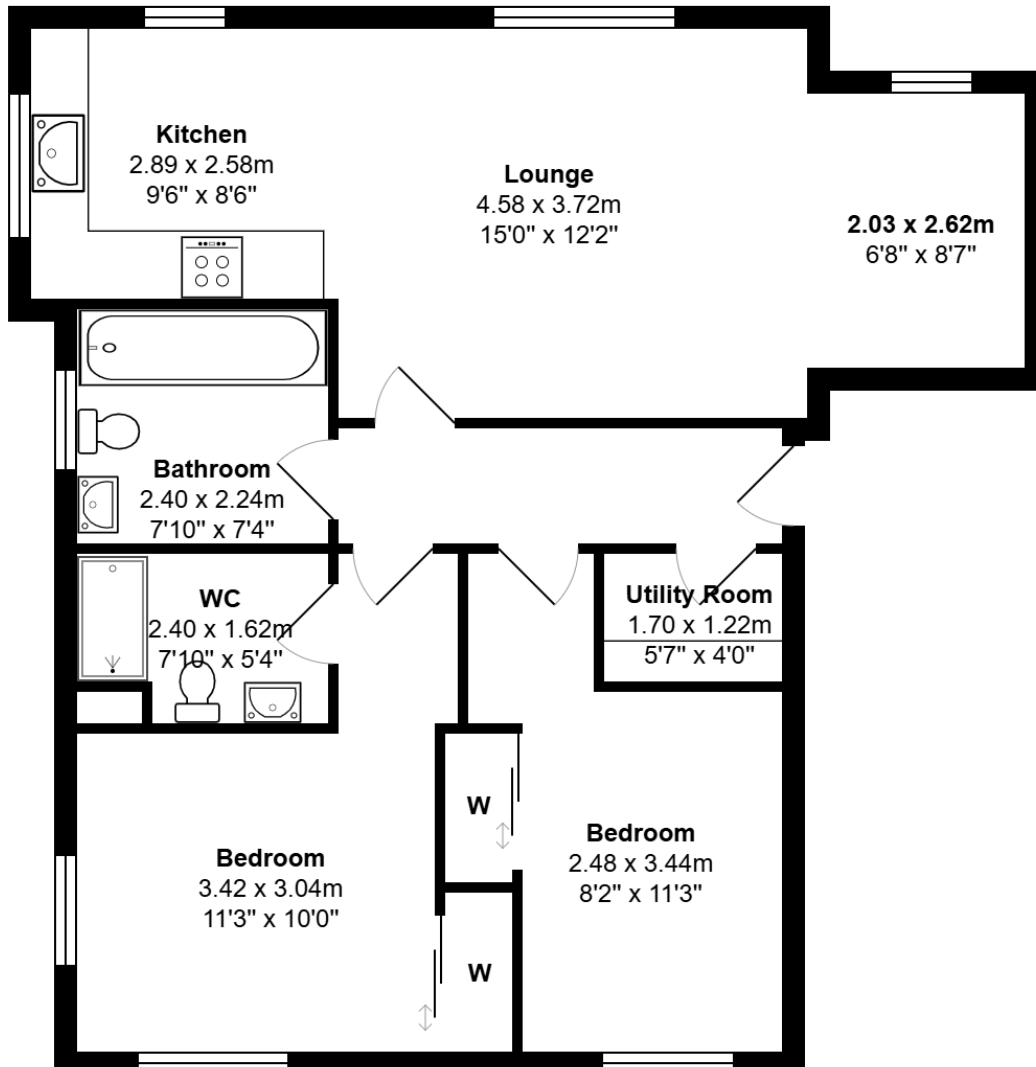
There are two bedrooms, both with fitted wardrobes. The master bedroom benefits from a lovely en-suite shower room comprising a double shower enclosure, wash hand basin, and WC. There is also a modern main bathroom featuring a white three-piece suite, including a panel bath, wash basin, and WC.

The property further benefits from gas central heating, uPVC double glazing, and a security-controlled entrance door.

## Vendor Comments

*This property has been a wonderful place to call home, offering a warm and welcoming atmosphere from the moment you step inside. Its location just outside of Glasgow is ideal, with everything you need just a short distance away, making day-to-day living both convenient and enjoyable. It is a home that truly combines comfort, charm, and accessibility, and it has been a pleasure living here.*

34, Strathclyde Gardens, Cambuslang, Glasgow, G72 7ET



Total Area: 73.4 m<sup>2</sup> ... 790 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Cambuslang benefits from excellent transportation links, making it ideal for commuters. Cambuslang train station provides regular services to Glasgow city centre, with a journey time of just 10 minutes. Local bus routes connect Cambuslang to surrounding areas, while the nearby M74 motorway offers quick and convenient road access to Glasgow, Edinburgh, and beyond. This exceptional connectivity makes travel simple and stress-free.





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