



PROPERTY
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Bruce Avenue
Glasgow
G72 8SX

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Offers Over £285,000

This modern four-bedroom detached villa is set in a quiet residential area and enjoys a particularly pleasant setting, benefiting from a generously sized rear garden.

Externally, the house is constructed from blonde stone beneath a pitched tiled roof, with smooth stone-effect detailing around the windows on both the lower and upper levels. There is a single integrated garage on the right-hand side of the property. The property also features quoining at the corners.

The rear garden is generously sized, well maintained, and includes a lovely wooden decking area with a swing set. This space provides an ideal seating and entertaining area, with the patio leading into the lounge via double glass doors.

Internally, the property offers well-proportioned family accommodation extending to approximately 1,300 sq ft, making it an excellent-sized home for a family. The interior combines spacious rooms with attractive features and fresh, modern decor. A particular highlight is the spacious main living room, which benefits from large windows and ample space.



Home Report Valuation
£290,000

Council Tax Band F

EPC Rating C



The accommodation is entered through a new front door, which opens into a spacious hallway featuring a modern staircase with a wooden banister. There is ample storage space throughout.

The main living room is positioned at the front of the property and benefits from a large window. This room also includes built-in storage with sliding doors, as well as cushioned seating beneath the window.



Next to the lounge is a modern kitchen, which includes a range of quality floor- and wall-mounted storage units. There are integrated appliances, including a focal-point gas hob and integrated gas ovens. Additional features include attractive ceiling lighting, space for a large freestanding fridge/freezer, and a sizeable picture window overlooking the rear garden. Below the stairs, there is a neat W.C.

Upstairs, the property offers four bedrooms, each providing excellent space and flexibility for freestanding furniture. The main front bedroom also has room for a desk or workspace, making it suitable as a home office if desired. This bedroom further benefits from a modern en-suite shower room comprising a shower enclosure, wash hand basin, and WC.

Also on this level is the main bathroom, which includes a large bath, a separate shower, and a WC. The boiler is located upstairs in a cupboard outside the main bedroom.

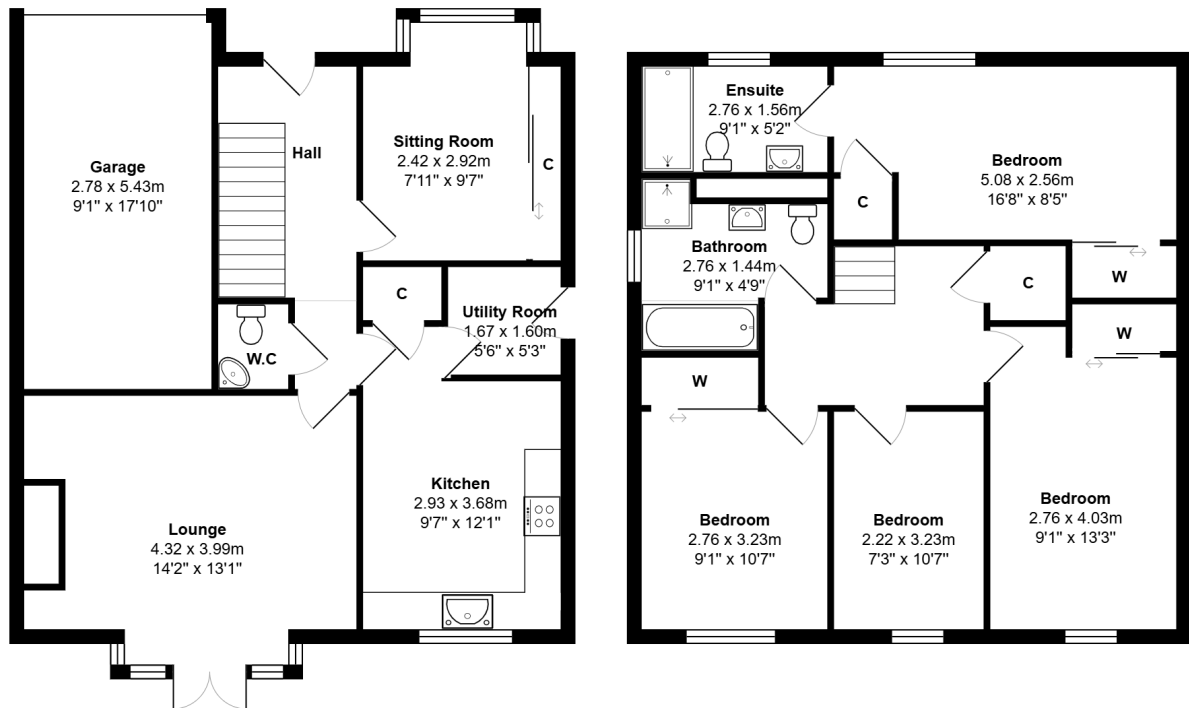
Further benefits of the property include gas central heating, a loft storage area, and PVC double glazing.



Vendor Comments

This has been a lovely house for us as has great space throughout and is in such a beautiful and quiet setting.

18, Bruce Avenue, Cambuslang, Glasgow, G72 8SX



All measurements are approximate and for display purposes only

Location

The property is quietly situated within arguably one of the most sought-after pockets in Cambuslang to the south of Glasgow and is conveniently placed for access to a host of amenities including nurseries, schools at both primary and secondary levels, a host of recreational facilities, Kirkhill golf course, Cambuslang tennis club and a variety of day-to-day shops. Kirkhill and Cambuslang train stations are a short walk away. In addition to this, there are excellent road links to the surrounding areas and the Central Belt motorway network.





www.propertybureau.co.uk

Glasgow Stirling Helensburgh Lanarkshire

Melville House, 70 Drymen Road, Glasgow, G61 2RH

enquiries@propertybureau.co.uk
0141 943 1110

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