



8 Dukes Court, Cambuslang, Glasgow, South Lanarkshire, G72 7EH

Immaculately Presented, Two Bedroom, Second (Top) Floor Flat with Allocated Parking Space

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Property Description

Immaculately-presented, two-bedroom, corner aspect, second (top) floor apartment, with an allocated parking space. Set in modern, factored, residential development in Cambuslang, southeast of Glasgow.

Comprises an entrance hall, a living/dining room, a kitchen, two double bedrooms, an en-suite shower room, and a bathroom.

Tastefully finished throughout, features include a modern fitted kitchen with appliances, generous bathrooms, and continuous contemporary flooring. In addition, there is gas central heating, double glazing, and good integrated storage provision including a private loft space.

The development includes a secured entry system, private residential parking, and good transport links.

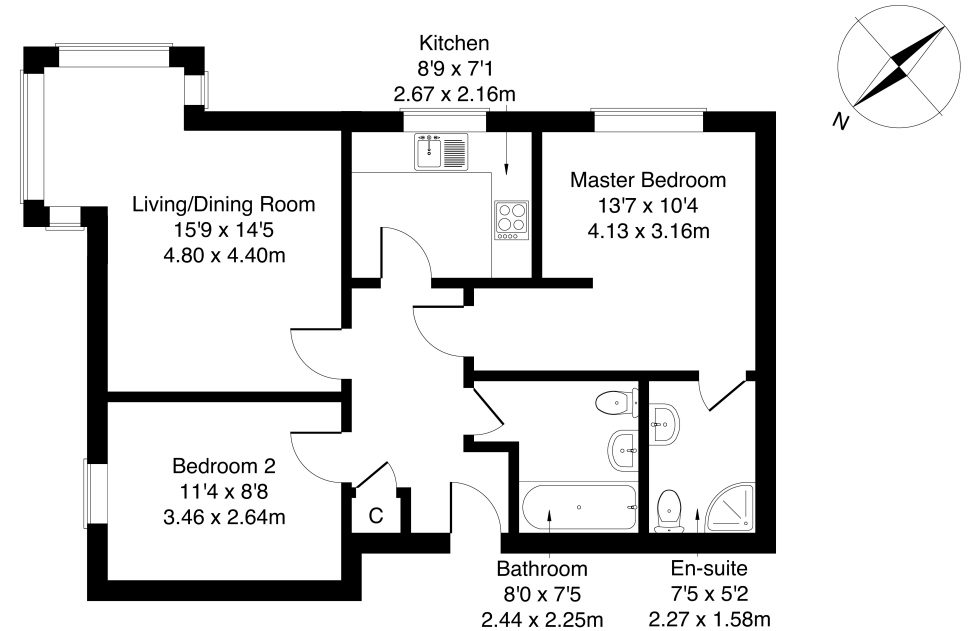
A welcoming entrance affords access throughout the property and features a built-in cupboard and modern wood effect flooring continuing throughout the majority of the rooms. Set to the front, a tastefully finished living/dining room features a corner aspect window allowing plentiful natural light, plain coving, and plenty of room for both lounge and dining furniture. A stylish kitchen is fitted with modern units, wood effect worktops, a tiled surround, a sink with a drainer, an integrated oven and gas hob, and includes a freestanding fridge/freezer and washing machine.

A good-sized master bedroom has a TV point and an en-suite shower room with a modern suite, a corner cubicle with an electric shower unit and tiled splash walls; whilst a further bedroom is set to the opposite aspect. Completing the accommodation, the bathroom is set internally off the hall, including a three-piece suite.



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Approximate Gross Internal Area: (700 sq ft - 65 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Cambuslang has an ancient history and now serves as a popular residential area just southeast of Glasgow. There is a good range of local amenities including local shopping, cafes and eateries in the town centre, together with a Morrison's and ALDI supermarkets, whilst Kingsgate Retail Mall at East Kilbride is a short drive to the southeast. There is an excellent choice

of nursery, primary and secondary education, including two primary schools located within the Newton Farm development. Kirkhill, Cambuslang and Newton train stations offer speedy connections to the heart of Glasgow. There are also superb road links to the surrounding areas and the motorway network for travel throughout central Scotland.





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