



66 Newton Avenue, Cambuslang, Glasgow, South Lanarkshire, G72 7RT

Bright & Spacious, Two-Bedroom, Upper Villa with Private Garden

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Property Description

Located in a well-established residential area of Cambuslang, on the south-eastern outskirts of Greater Glasgow, this well-presented and spacious two-bedroom traditional upper villa offers bright and generously proportioned accommodation, complete with a private garden.

Comprises an entrance stairway, hall, living room, kitchen, two double bedrooms, and a wet room.

With light decor throughout, highlights include well-proportioned room sizes, a fitted kitchen, gas central heating and double-glazing, while externally, the property benefits from a private rear garden.

Accessed via a welcoming private entrance and carpeted staircase, the upper hallway leads to the main living spaces. To the front, a spacious lounge features neutral décor, wood-effect flooring, a charming fireplace with a tasteful surround, and a decorative ceiling rose with central light fitting. The room benefits from a sunny west-facing aspect and offers ample space for both lounge and dining furniture.

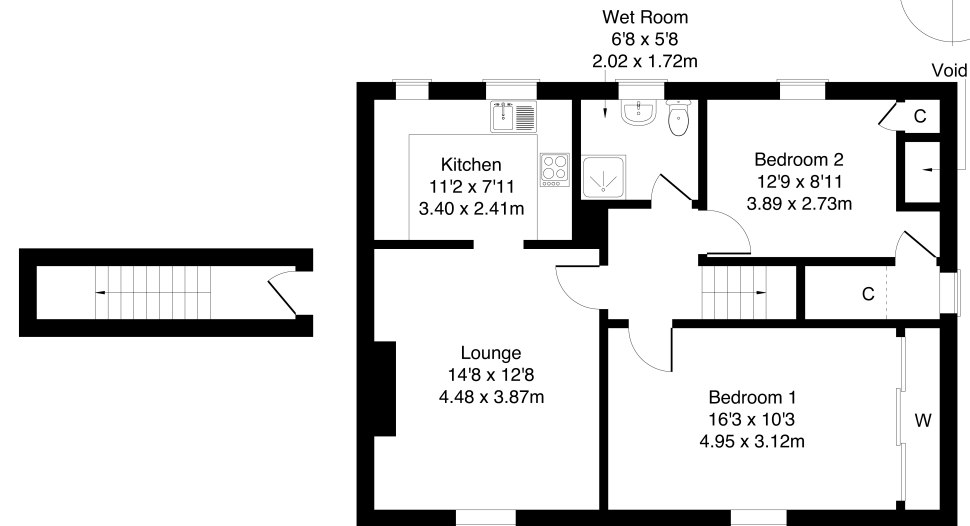
Off the lounge, the well-appointed kitchen is fitted with modern units, stone-effect worktops, and a tiled splashback, while including an integrated oven and hob, along with a freestanding fridge/freezer and washing machine.

The generous main bedroom is set to the front, finished in soft, neutral tones with carpeted flooring and boasts a large built-in wardrobe with mirrored sliding doors. A second double bedroom is quietly positioned to the rear, similarly styled and benefiting from a built-in storage cupboard. Completing the home, the wet room has an electric shower, full-height tiled splash walls, and easy-maintenance flooring.



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Approximate Gross Internal Area: (732 sq ft - 68 sq m.) (Excluding Ground Floor)



Ground Floor

First Floor

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

Area Description

Cambuslang is a historic town with deep roots, now flourishing as a highly desirable residential area situated just southeast of Glasgow. The town offers a wide range of local amenities, including shops, cafés, and eateries in the bustling town centre, as well as convenient access to larger supermarkets such as Morrisons and ALDI. For more extensive retail options, Kingsgate Retail Park in East Kilbride is just a short drive away. Families are well catered for with an

excellent selection of nursery, primary, and secondary schools, including two modern primary schools within the nearby Newton Farm development. Commuters benefit from excellent transport links, with Cambuslang, Kirkhill, and Newton train stations providing frequent services to Glasgow city centre. In addition, superb road connections and easy access to the motorway network ensure convenient travel throughout central Scotland.





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