



**Alder Gate, Cambuslang Glasgow G72 7ZF**

**welcome to**

## **Alder Gate, Cambuslang Glasgow**

- Stunning Modern Detached Villa
- Bright Spacious Lounge
- Open Plan Kitchen / Dining Room
- Utility Room & Downstairs WC
- Conservatory

Tenure: Freehold EPC Rating: C

offers over

**£260,000**

Presented to the market to a truly excellent standard throughout, this delightful modern detached villa will not fail to impress upon inspection.

Providing bright and generously proportioned family accommodation the interior comprises of immediately impressive and welcoming entrance porch, attractive lounge with views to the front, stunning fitted kitchen / dining room with a range of base and wall mounted storage units and patio doors leading out to the rear gardens. There is also further patio doors leading to a great size conservatory, utility room, downstairs WC and the garage conversion is currently used as a family room/bedroom three.

The upper level has main bedroom with stunning en-suite shower room and a further two bedrooms and modern family bathroom with three piece suite.

The property further benefits from gas central heating, double glazing, driveway and front and rear gardens.

Early viewing is strongly advised.

Alder Gate lies within the ever-popular Drumsagard Village at the edge of Cambuslang. This popular development of modern family homes is conveniently located for gaining quick access to Newton Train Station and indeed to the M74 motorway, making it an extremely desirable location for those commuting to Glasgow for work. Cambuslang itself offers a broad selection of amenities including schools, shops, supermarkets, and leisure facilities.

### **Entrance**

### **Lounge**

14' 5" x 11' 6" ( 4.39m x 3.51m )

### **Kitchen / Dining Room**

21' Max x 8' 7" ( 6.40m Max x 2.62m )

### **Conservatory**

### **Utility Room**

8' 2" x 7' 7" ( 2.49m x 2.31m )

### **Downstairs Wc**

### **Bedroom One**

12' 7" x 11' 9" Max ( 3.84m x 3.58m Max )

### **En-Suite**

### **Bedroom Two**

11' 9" Max x 10' 6" ( 3.58m Max x 3.20m )

### **Bedroom Three**

12' 10" x 8' 2" ( 3.91m x 2.49m )

### **Bedroom Four**

8' 8" x 7' 5" ( 2.64m x 2.26m )

### **Bathroom**

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#### **Property Ref:**

BSD108248 - 0004

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