



RESIDENCE  
ESTATE AGENTS  
**FOR SALE**  
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Viewing by appointment with Residence Uddingston

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## 4 Bedrooms | 2 Public Rooms | 2 Bathrooms



This wonderful and beautifully presented modern detached villa is located within the much admired Newton Farm development on the outskirts of Cambuslang.

The property was built by Miller Homes circa 2016 and is one of the most popular designed homes. Offering well-proportioned family living space which is neutrally decorated and finished with quality floor coverings. Features include gas central heating, double glazing, modern sanitary ware within the cloakroom, the master en-suite and the family bathroom, whilst the kitchen is finished with a range of integrated appliances.

The accommodation comprises a reception hallway, a lounge/dining area with patio doors leading to the rear garden, a breakfasting kitchen, a cloakroom WC and a second public room (converted garage). On the upper level there are four bedrooms, a master en-suite and a four piece family bathroom.

The property is elevated with uninterrupted views to the rear. To the front you will find a three car driveway with a lawn area.



Bramble Wynd is set within the modern Newton Farm development on the outskirts of Cambuslang and is well placed for schooling and public transport facilities. Cambuslang is a very popular suburb of Glasgow and provides excellent transport links into the city centre by bus or train from nearby Newton train station or if traveling by car, the M74 and M8 motorways provide great links to Glasgow and the surrounding towns. There are a good variety of shops on offer nearby with many popular high street names being represented, whilst primary and secondary schooling is close by. The surrounding towns/villages include Uddingston, East Kilbride, Hamilton and Rutherglen, providing a more comprehensive range of shops and excellent sporting leisure facilities on offer.

Council Tax Band - E

1334.00 sq ft | EER = B



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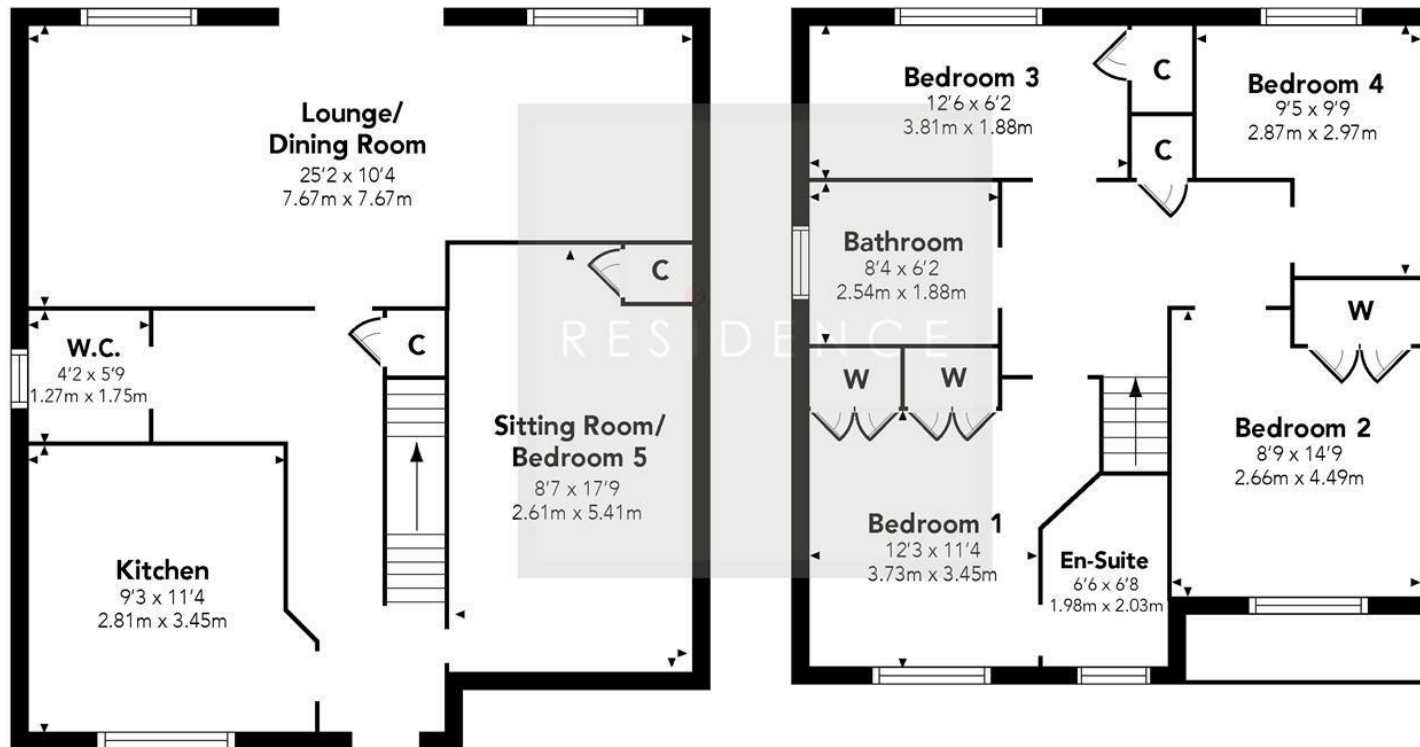




RESIDENCE



## Bramble Wynd



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.