

# Fred.

ESTATE AGENTS



**107 Elder Crescent**

Glasgow

**Offers over £229,995**



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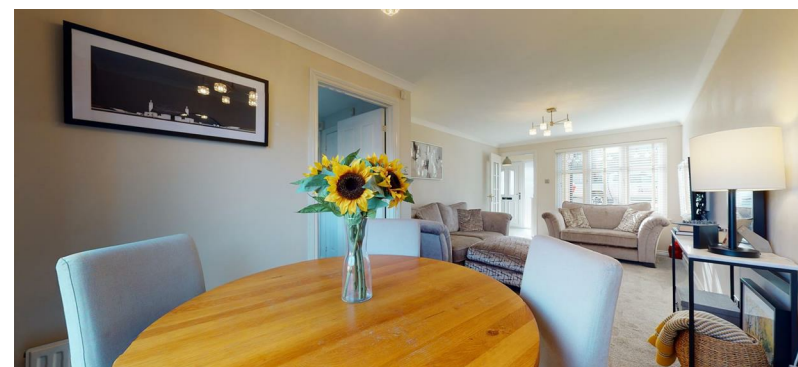
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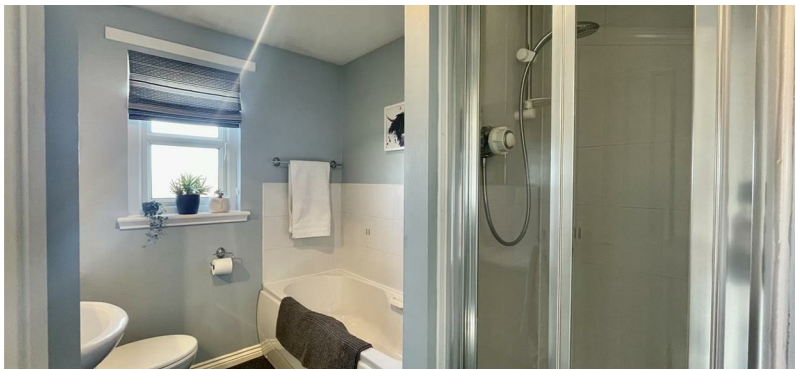


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Fred Estate Agents are delighted to bring to the market this spacious three bedroom detached property within the town of Cambuslang.

As you enter the property, you are instantly impressed with the quality of finish. On the ground floor the property offers a large open plan lounge/dining room, spacious modern dining kitchen, utility room and a WC.

Upstairs, you will find three double bedrooms and a family bathroom. The spacious master bedroom benefits from fitted wardrobes and an en-suite with walk in shower.

The property offers excellent outdoor space with driveway parking, garage and a large enclosed rear garden.

Cambuslang offers a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74 providing convenient access to the central belt. The town also offers excellent public transport, with train and bus services providing links to the surrounding areas.



GROSS INTERNAL AREA  
FLOOR 1: 44 m<sup>2</sup>, FLOOR 2: 49 m<sup>2</sup>  
TOTAL: 93 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

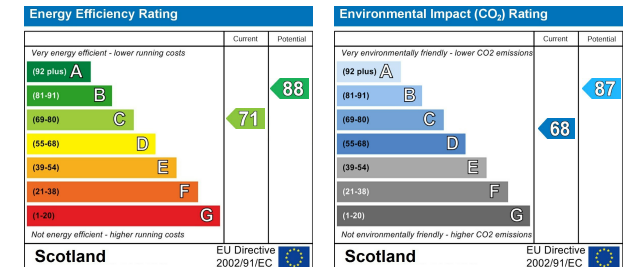


## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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