



County Avenue, Cambuslang, Glasgow
Offers Over £145,000

2 bedroom flat for sale | Freehold

A sought-after traditional red sandstone-fronted lower cottage flat offering generously proportioned, bright living space and a south-facing rear garden that catches the sun throughout the day. Set behind a newly installed timber fence, the front garden is laid with slab and monoblock for low-maintenance appeal, with further potential to install a driveway, subject to planning, as neighbouring homes have done.

Secure and efficient, the front and rear windows and doors have been recently replaced to offer excellent insulation. Inside, the property has been well-maintained. The kitchen has been stylishly upgraded and replastered, offering a blank canvas ready for your own choice of décor.

On entry, there is a vestibule, and the hallway leads to a bright, front-facing lounge with an electric fireplace as the focal point. To the rear, the newly fitted kitchen features a grey polished concrete-effect finish, white sink, integrated black-finished oven and electric hob, splashback and cooker hood, and a range of floor and wall-mounted cabinets. Freestanding appliances include a fridge freezer and a washing machine.

The main bedroom is a generous size with ample space for freestanding furniture. The second bedroom overlooks the rear garden, offering a peaceful outlook. The modern shower room is fully tiled and fitted with a stylish walnut-finished vanity unit, WC, and glass-screened shower enclosure.

Heating is provided via gas central heating, and the property benefits from double glazing throughout, along with a fitted alarm system for added security.

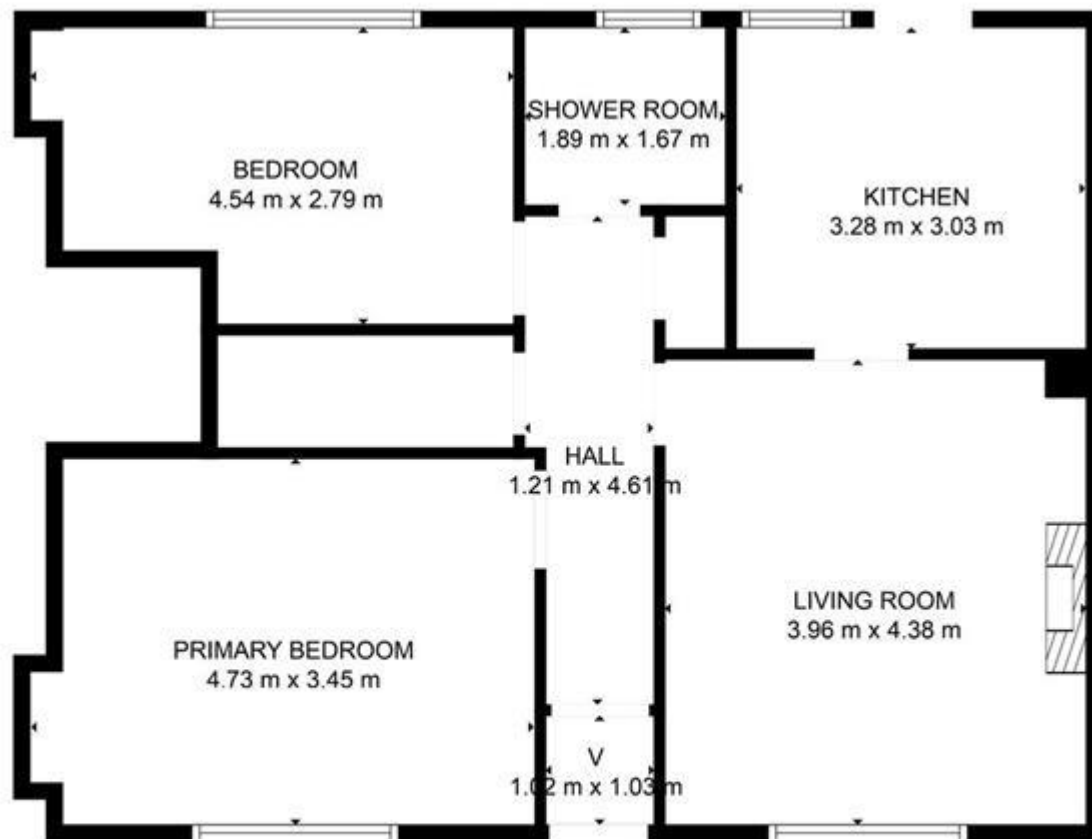
The rear garden is a real highlight, an expansive, fully enclosed space formed of a slabbed patio and stone chips, offering excellent privacy and plenty of room for outdoor entertaining or relaxing.

The location offers excellent access to local amenities and green space, with shops, cafés, and bus links all nearby. Cambuslang train station provides regular services to Glasgow Central, making it ideal for commuting. Motorway access via the M74 and M8 puts the wider central belt within easy reach. Residents also benefit from proximity to the south side of Glasgow, with a wide variety of bars, restaurants, and cultural venues just a short journey away. Families are well served by nearby schools, including West Coats Primary, Cairns Primary, St Cadoc's Primary, St. Bride's Primary, Trinity High School and Cathkin High School. This much-loved home offers space, privacy and potential in equal measure, ideal for first-time buyers, downsizers, or anyone looking for a solid traditional property with lifestyle appeal.

Council Tax Band: B
Tenure: Freehold
Parking options: On Street

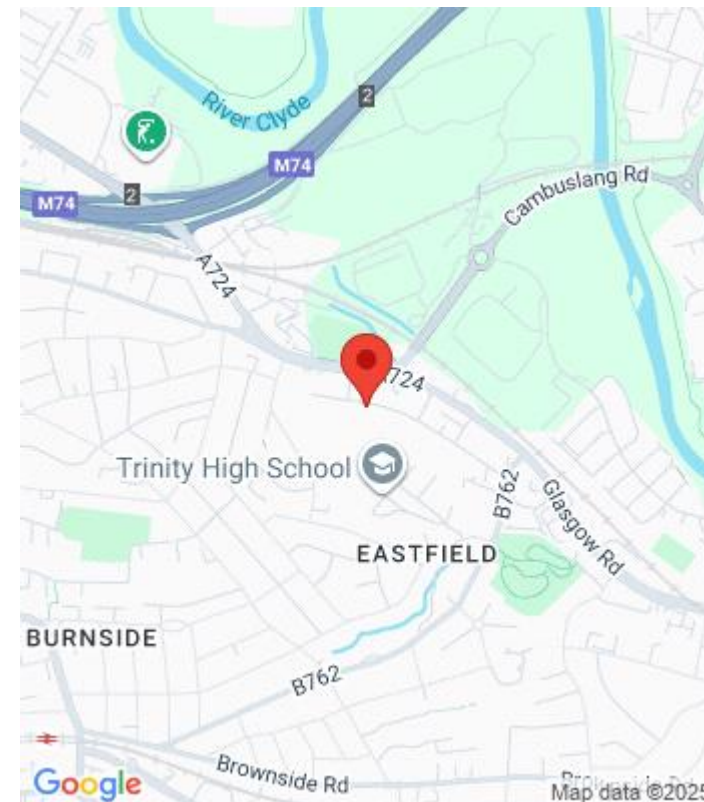


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL: 69 m²
FLOOR 1: 69 m²
EXCLUDED AREAS: LOW CEILING: 1 m²
WALLS: 6 m²

FLOOR PLAN CREATED BY CUMBRIA AHP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
71	78	71	80
Scotland EU Directive 2002/91/EC		Scotland EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)	