



**75 Silverbanks Road, Cambuslang Glasgow. G72 7FJ**  
**Offers over £110,000**

**An impressive two bedroom, 4th floor apartment in the popular Kings Gait**



**Miller Stewart**  
INDEPENDENT  
ESTATE AGENTS



**75 Silverbanks Road, Cambuslang, Glasgow, G72 7FJ**

## **Offers over £110,000**

An impressive, two bedroom, 4<sup>th</sup> floor apartment set within the popular Kings Gait development in Cambuslang.

Flexible accommodation is over 79 square metres. Hallway with storage cupboards and a utility cupboard. Open plan lounge / dining / kitchen.

Main bedroom with en suite shower room.

A second double bedroom and family bathroom.

Features a secure entry system and a lift to all floors.

Gas central heating and double glazed.

Open panoramic views

Landscaped residents' gardens



Impressive, two bedroom, 4<sup>th</sup> floor apartment set within the popular Kings Gait development in Cambuslang.

Accommodation comprises:

**Hall** – The welcoming reception hallway with practical laminate flooring, provides access to all apartments, boasts two large storage cupboards and a utility cupboard with washing machine off .

**Open plan Lounge/Dining/Kitchen** – This accommodation offers dual aspect, almost full-height windows, with access to a small balcony which has open, panoramic views.

Integrated, fully fitted kitchen with gas hob, electric oven and fridge/freezer and ample wall and base units.

**Main Bedroom and En Suite Shower room** – The main bedroom has built-in mirror wardrobes and an almost full-length window allowing lots of natural light to flood in. The en suite is fitted with white sanitary ware, enclosed shower cubicle and heated towel rail.

**Second Bedroom** – This double bedroom also has a built-in mirror wardrobe.

**Family Bathroom** – Modern, three piece white bathroom suite comprising of WC, wash hand basin, bath and heated towel rail.

The property has gas central heating, double glazing, neutral décor, laminate flooring throughout and video controlled entry system.

**Property overview** – Externally this property has off street parking and landscaped residents' gardens.

This property is centrally located in Cambuslang and is conveniently placed for local shops and amenities on Main Street.

The nearby towns of Rutherglen and East Kilbride offer a wider selection of shops and other facilities.

Excellent road links are nearby giving easy access to Glasgow City Centre and the Central Belt motorway system.

Cambuslang Train Station is only a short distance away.

**Note 1:** Viewing and further details or to discuss your requirements, with no obligation contact the selling agents on 0141 459 0383 or local negotiator Jean McCann directly on 07811 135639 or by email to [jeanmccann@millerstewart.com](mailto:jeanmccann@millerstewart.com)

**Note 2:** Whilst believed to be correct, these particulars do not and cannot form part of any contract. All sizes are approximate, any pictures or plans are for illustration purposes only.

**Note 3:** EPC rating B  
Council tax band C

**Entry:** By mutual agreement.

**Note 4: INTEREST:** It is important that your solicitor notifies this office of your interest, otherwise the property may be sold without your knowledge.

**Note 5: OFFERS:**

By email to [property@millerstewart.com](mailto:property@millerstewart.com)

By Fax to 01343 642043

Any mail correspondence to:  
Miller Stewart Estate Agency Network,  
272 Bath Street, Glasgow. G2 4JR



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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