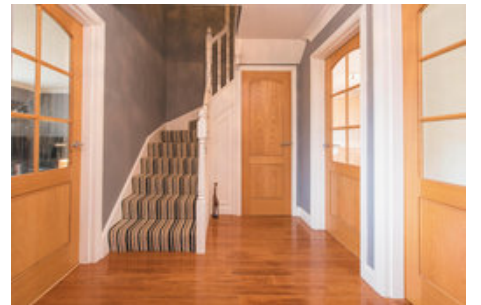
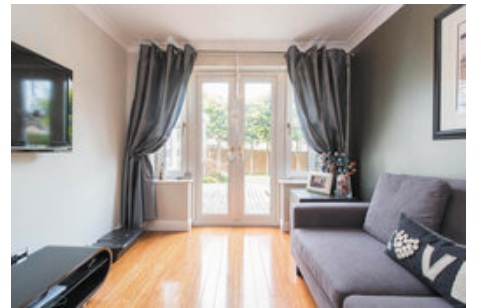




36 Lilac Wynd | Cambuslang | G72 7GJ



A most impressive Bryant built detached villa occupying a very private and enviable position within a small cul-de-sac consisting of only two detached homes.

The property is presented for sale in immaculate order and offers well balanced family accommodation over two levels with the added benefit of a large conservatory at the rear. The specification includes quality flooring throughout, some upgraded internal doors, a modern fitted kitchen and utility with appliances, contemporary sanitary ware, double glazing and a system of gas fired central heating with an renewed Vokera boiler and some very stylish replacement radiators on the ground floor. Early internal inspection is strongly recommended to avoid disappointment.

The accommodation in brief comprises a welcoming entrance hallway with adjacent W.C and stairway off to the upper landing, a wonderful front facing lounge with feature bay window and limestone fireplace with inset living flame gas fire to focal wall, a flexible dining/sitting room with French doors giving direct access to the gardens at the rear and a fitted kitchen allowing passage through to the conservatory and rear gardens beyond. Sitting on semi open plan to the kitchen is a fitted utility with additional door to the side of the property. The upper landing has a shelved linen cupboard, hatch over to an attic storage area and provides access off to four bedrooms; the master of which benefits from twin fitted wardrobes and an en-suite shower room off. The accommodation is completed by a well-appointed, partially tiled three piece family bathroom.

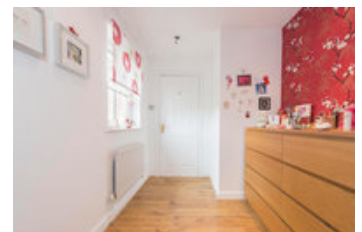
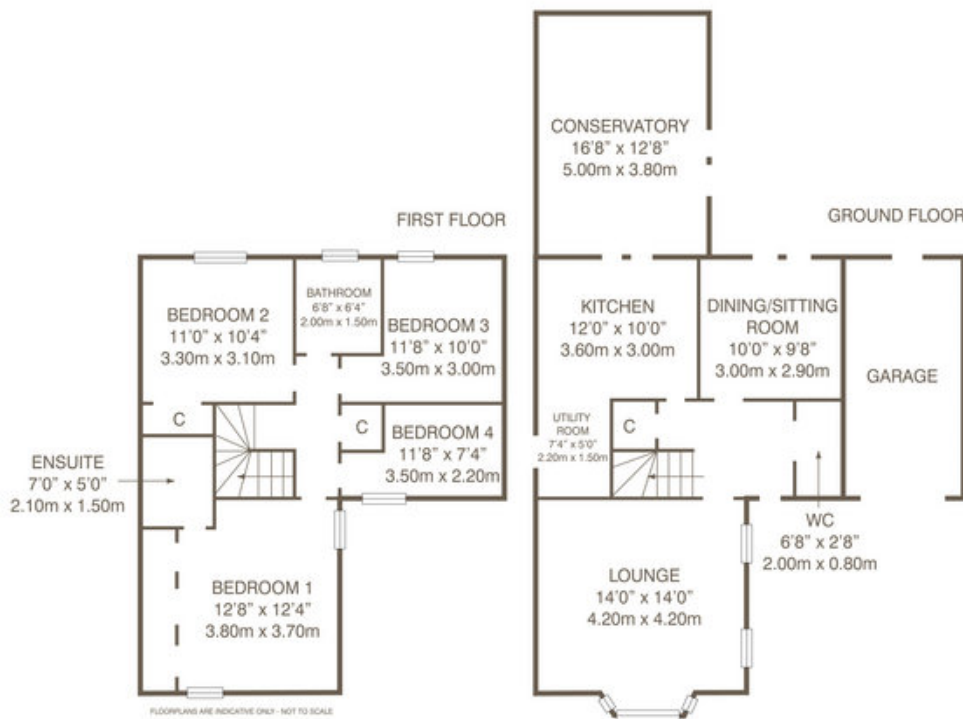
Externally, the property has a small lawn to front and adjacent driveway for two/three cars. Access to the integral garage which has power and lighting is via an up n over door at the front. The delightful rear garden is level, fully enclosed and has full width tree screening offering a good degree of privacy. There is a central lawn and raised deck and patio ideal for entertaining/alfresco dining.

The property is quietly situated within the desirable Drumsagard Village area of Cambuslang and is conveniently placed for access to a host of excellent local amenities including Tesco express and schools at both primary and secondary levels. Nearby Cambuslang and Blantyre Main Streets provide a wider range of shops including supermarkets. Public transport services including Newton train station with park & ride facilities are only a short distance from the property. In addition to this there are excellent road links close by giving easy access to Glasgow City Centre which is approximately seven miles away and the Central Belt motorway network giving way to the numerous shopping facilities of Glasgow, East Kilbride, Hamilton, Silverburn and Glasgow Fort.

The Energy Performance rating on this property is D.

## Key Features

- Four bedroom 'Byrant' built villa
- Excellent condition throughout
- Large conservatory
- Upgraded gas central heating
- Double glazing
- Driveway and integral garage
- Level gardens
- Private cul-de-sac location





#### Travel Directions

Travelling along Hamilton Road away from Cambuslang Main Street continue along passing through Halfway and at the next roundabout turn left into the Drumsagard Village. Continue beyond the first roundabout and at the second roundabout turn left into Lilac Wynd. Turn right into the first cul-de sac where the property is located on the left hand side.

Find us online at [www.pjglasgow.co.uk](http://www.pjglasgow.co.uk)



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Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale within the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately and we will endeavour to assist you in any way possible.