



**50 LANGLEA AVENUE**  
CAMBUSLANG, GLASGOW, G72 8SU



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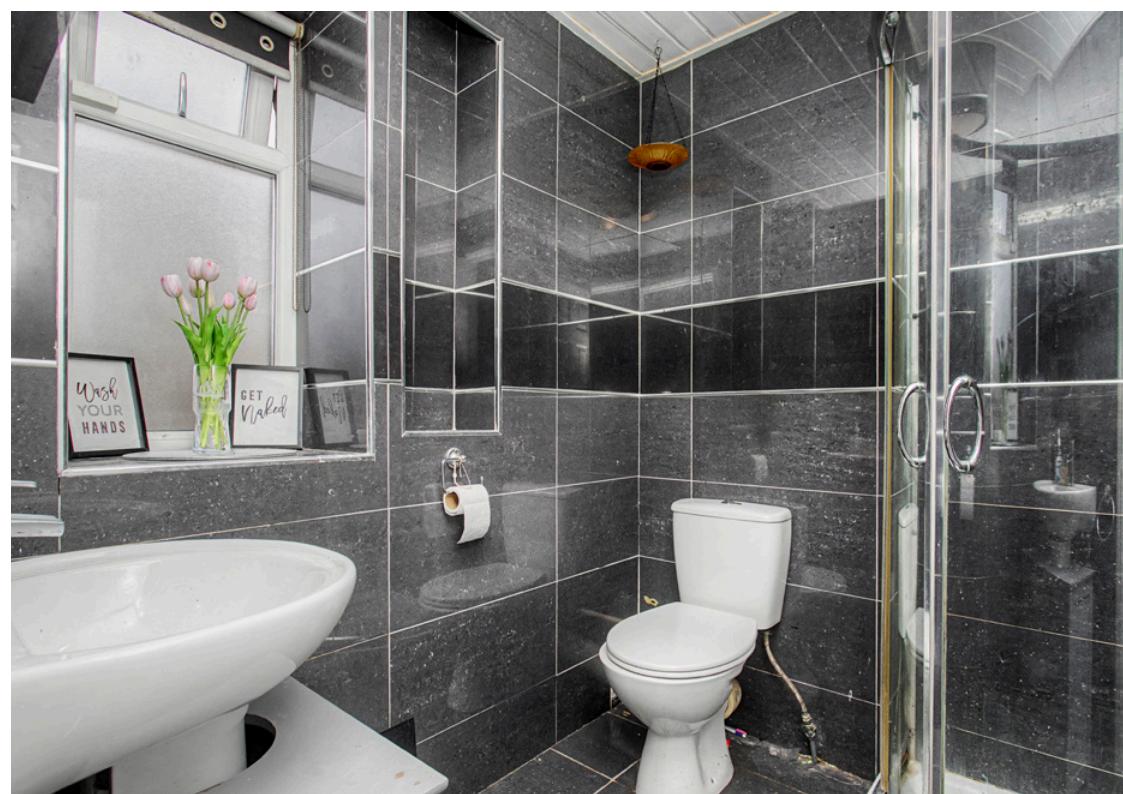
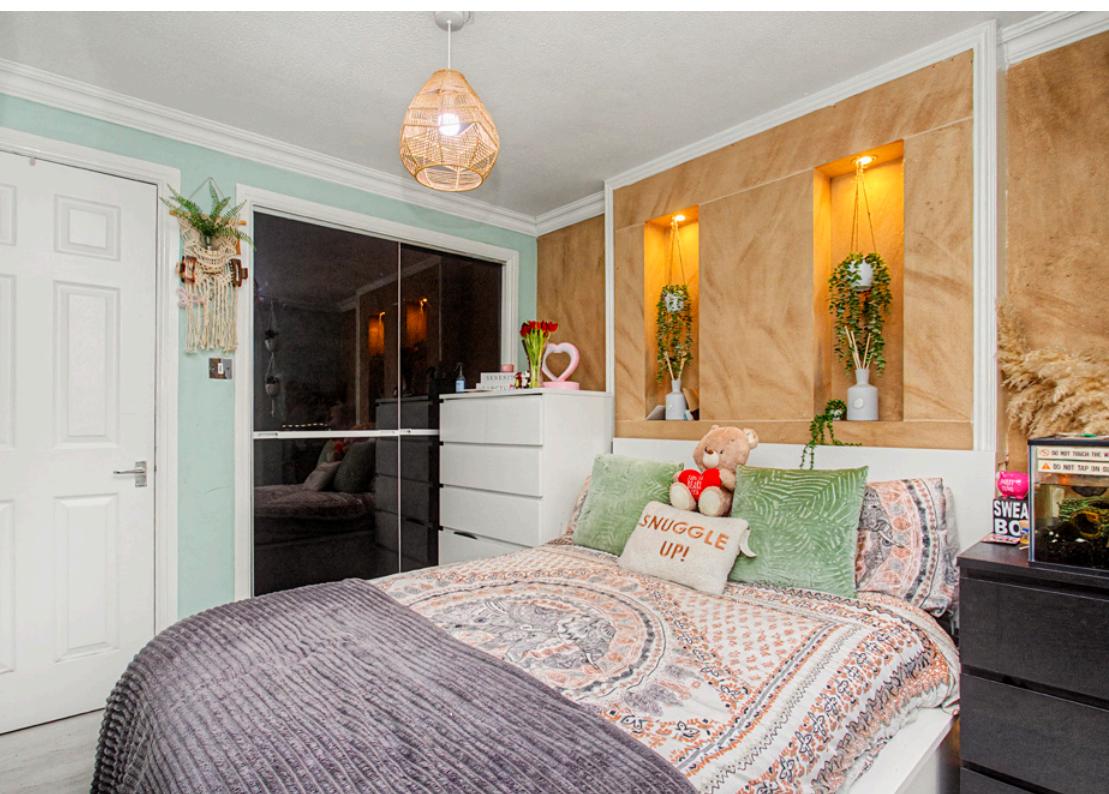
## SUMMARY

Set within a quiet residential area of Cambuslang, this well-presented two-bedroom lower villa offers comfortable, modern living with the added benefit of private outdoor space. The home features a south-facing open-plan kitchen and living room with contemporary finishes and a sociable breakfasting island, ideal for everyday living. Two bedrooms are well proportioned, including a generous principal bedroom with French doors opening directly to the rear garden. A stylish shower room completes the accommodation. Outside, the enclosed garden includes a versatile garden room, perfect as a home office or hobby space, while a front drive provides off-street parking.

Extras: All fitted floor and window coverings and light fittings are included.

## FEATURES

- Two bedroom lower villa flat
- Quiet residential setting in south Glasgow
- Entrance porch
- South-facing breakfasting kitchen/living room
- Principal double bedroom with garden access
- Second bedroom/home study
- Modern shower room
- Enclosed private rear garden
- Versatile garden room/office
- Front drive for private off-street parking
- Gas central heating and full double glazing





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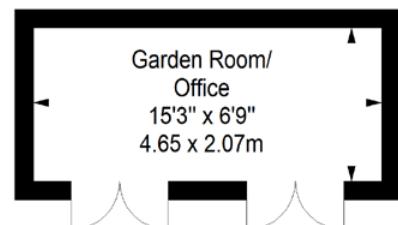
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If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

**Garden Room/ Office**  
Approx. 9.6 sq. metres (103.3 sq. feet)



**Ground Floor**  
Approx. 43.7 sq. metres (470.4 sq. feet)

