



GARDEN STIRLING BURNET

**49 MARTYN GROVE**  
CAMBUSLANG, GLASGOW, G72 8FN



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This three-bedroom mid-terrace house in an established residential area in Cambuslang offers bright, well-proportioned accommodation across two levels, with practical living spaces suited to modern family life. Located close to local amenities, schools, and transport links, the home combines everyday convenience with a layout that supports efficient and flexible living. The ground floor features a generous living room and a spacious dining kitchen, while the first floor provides three bedrooms and a bathroom with shower-over-bath. Outside, the property benefits from an enclosed rear garden, offering space for relaxation, outdoor dining, and potential planting, and off-street parking is provided by a front driveway.

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



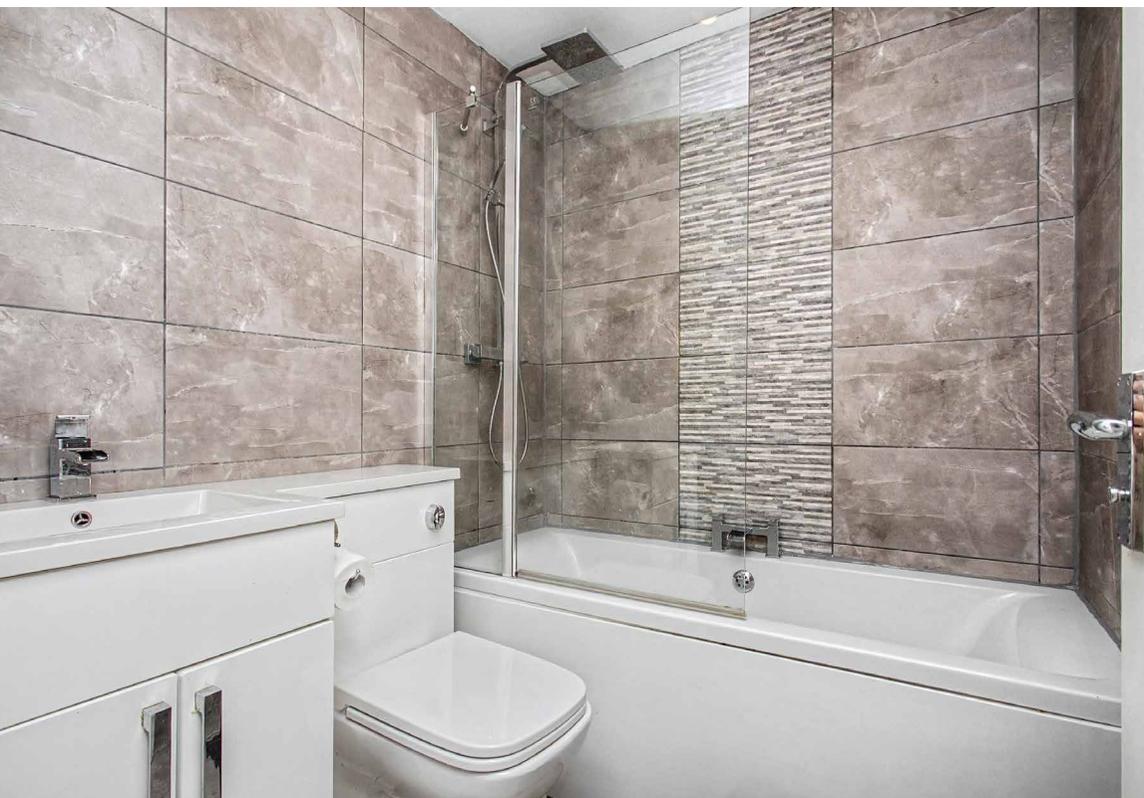




"...Practical living spaces suited to modern family life..."







**"...The first floor provides three bedrooms and a bathroom with shower-over-bath..."**

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## **FEATURES**

- Three-bedroom mid terrace house in desirable Corstorphine
- Located close to amenities and regular transport links
- Entrance vestibule with guest WC
- Spacious living room
- Dining kitchen with garden access
- Principle double bedroom
- Two further bedrooms
- Bathroom with shower-over-bath
- Enclosed rear garden
- Front driveway
- Gas central heating and full double glazing





# FLOORPLAN

OFFERS TO:  
40 High Street  
Glasgow, G1 1NL

Tel: 01414 731 124 or  
07761 280 840

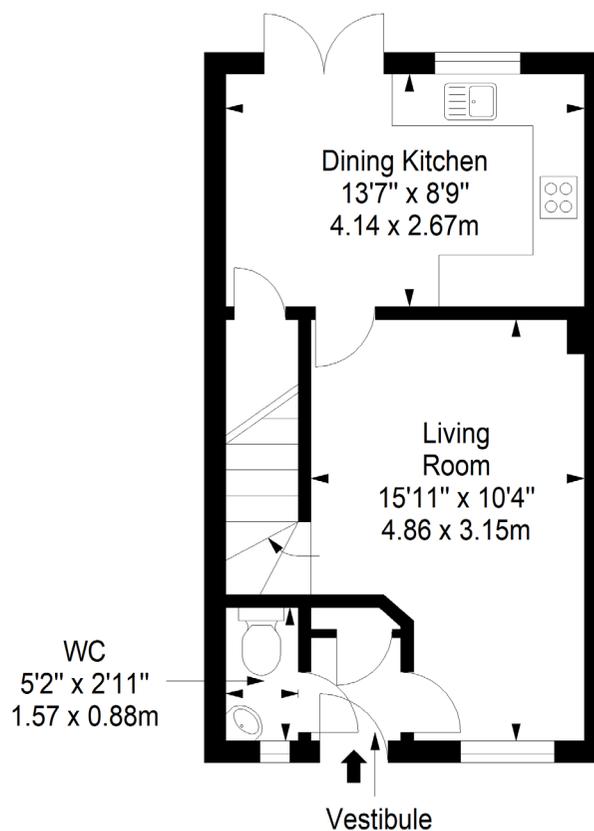


## HOUSE SALES

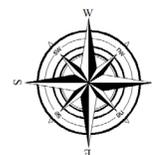
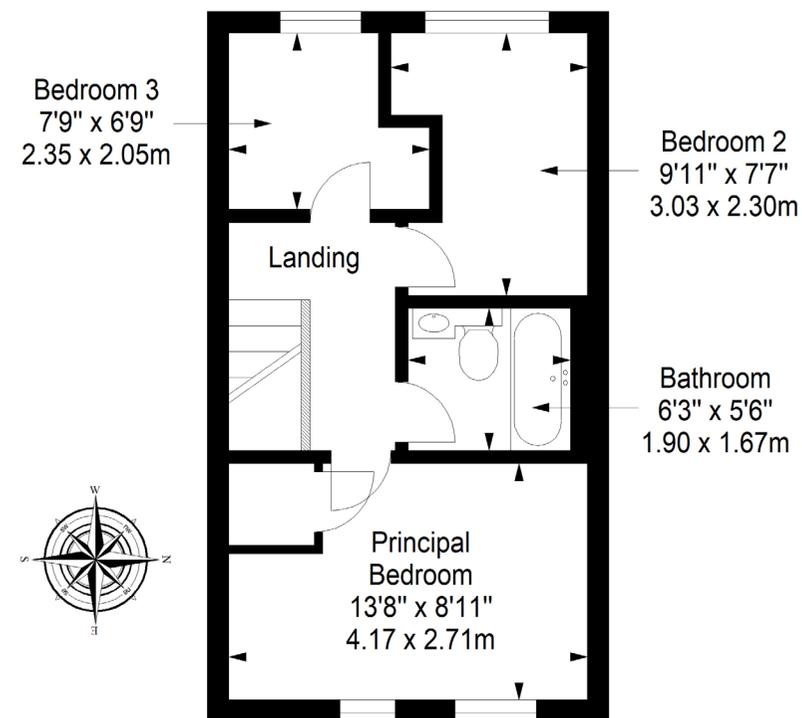
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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.

Ground Floor  
Approx. 32.6 sq. metres (350.9 sq. feet)



First Floor  
Approx. 32.6 sq. metres (350.9 sq. feet)



Total area: approx. 65.2 sq. metres (701.8 sq. feet)