



ESTATE AGENTS



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47 Leighton Court, Glasgow, G72 6WL

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Property Reference RU1046

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We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixings and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



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This modern and beautifully presented, two bedrooned, second floor flat is set within the popular Newton Farm development.



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The flat is decorated in neutral tones and complimented with a mixture of quality carpeting, vinyl and wooden floor coverings. The master bedroom has fitted mirrored wardrobes whilst the modern kitchen incorporates a stainless steel gas hob, oven, extractor hood and space for additional appliances. The family bathroom has modern sanitary ware, wall tiling and an electric over-bath shower unit. Additional features include gas central heating, double glazing and a secure door entry system.

The floor plan shall provide you with a detailed layout of this well laid out and comfortable home which comprises reception hall, spacious lounge which is open plan to the modern fitted kitchen, two bedrooms and a family bathroom.

The factored communal gardens are well kept and finished with lawns, bedding areas and residents parking.



Set within the modern Newton Farm development on the outskirts of Cambuslang, the area is well placed for schooling and public transport facilities. Cambuslang is a very popular suburb of Glasgow which provides excellent transport links into the city centre by bus or train from the nearby Newton train station or if traveling by car, the M74 and M8 motorways provide great links to Glasgow and the surrounding towns and cities. There are a good variety of shops on offer nearby with many popular high street names being represented whilst primary and secondary schooling is also close by. The surrounding towns and villages include Uddingston, East Kilbride, Hamilton and Rutherglen which provide a more comprehensive range of shops and excellent sporting leisure facilities.

