



RESIDENCE

24 Monkcastle Drive, Cambuslang, G72 7JB

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)



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## 2 Bedrooms | 1 Public Rooms | 1 Bathrooms

A fantastic opportunity to acquire this traditional stone-fronted semi-detached villa, offering excellent scope for renovation and development.

Owned by the same family for over 50 years, the property now presents a rare chance to modernise and add value. Several neighbouring homes have been successfully extended, highlighting the strong potential to reconfigure or expand (subject to relevant consents).

The ground floor offers a generous living space, with a well-proportioned lounge, a large dining room and a spacious kitchen area, which is currently the most modern part of the home. The bathroom is compact but provides an opportunity for redesign as part of a full refurbishment.

Upstairs, the accommodation comprises two bedrooms and a box room, offering flexible space for a variety of uses.

The property further benefits from double glazing and gas central heating.

Externally, the property sits within a good-sized garden, which would benefit from landscaping to fully realise its potential.

Overall, this is an ideal project for developers, investors, or buyers looking to create a bespoke home in a well-established residential setting.

Cambuslang is a popular and well-established residential area offering a wide range of local amenities. The property is conveniently located for shops, supermarkets, and everyday services, with further retail and leisure options available at nearby Rutherglen and East Kilbride. Excellent transport links are available, including regular bus and rail services providing easy access to Glasgow City Centre, as well as nearby motorway links for commuting further afield. The area also benefits from a selection of schooling at both primary and secondary levels, making it an attractive location for a variety of buyers.



1130.20 sq ft | EER = E

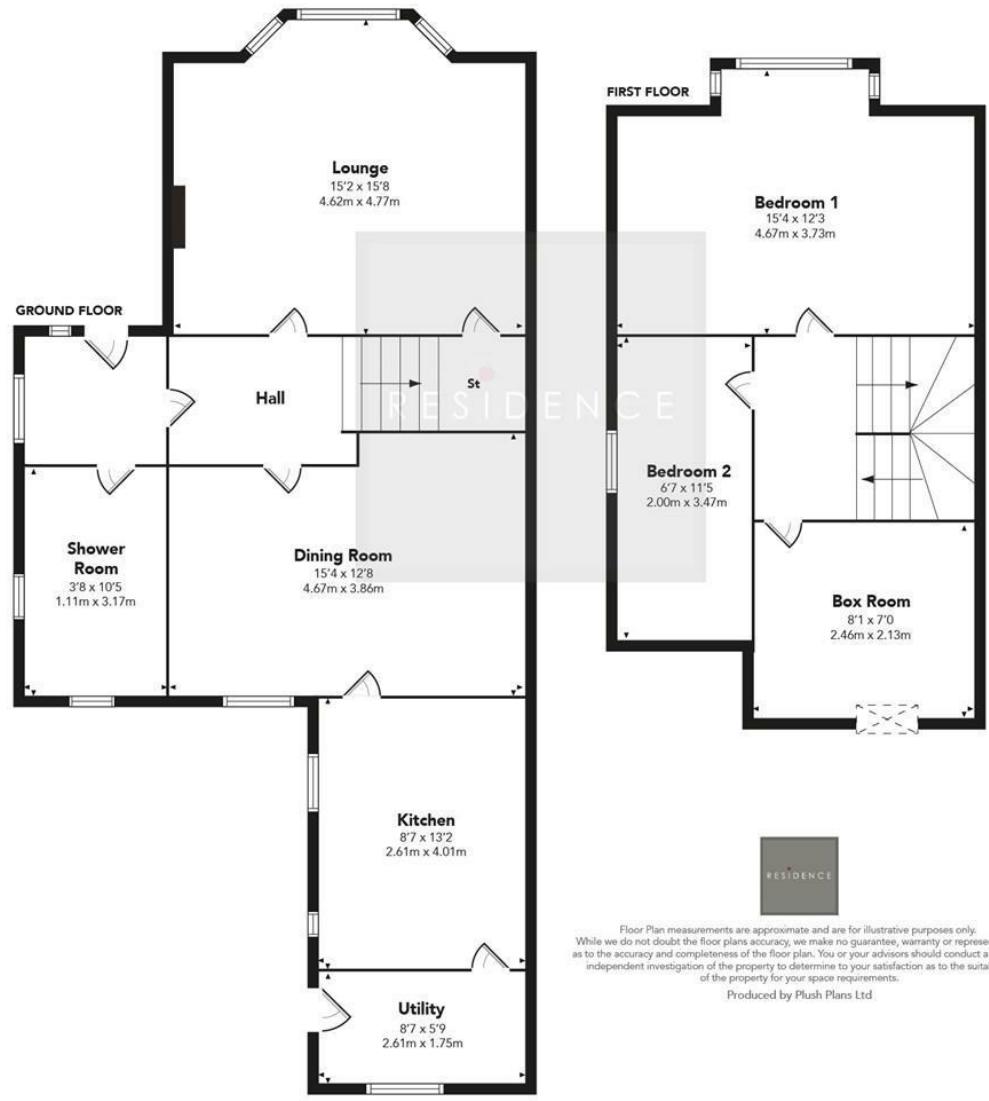


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Monkcastle Drive



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.  
Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures 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.