



RESIDENCE

18 Newcomen Gardens, Cambuslang, G72 8XT

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



Viewing by appointment with Residence Uddingston

T: 01698 444222 | E: [uddingston@residenceestateagents.co.uk](mailto:uddingston@residenceestateagents.co.uk) | A: 61-63 Main Street, Uddingston, G71 7EP





## 3 Bedrooms | 1 Public Rooms | 3 Bathrooms

This attractive three bedroom end-terraced villa is ideally positioned within the popular Persimmon development at Castle Gardens, Cambuslang, offering a modern and comfortable family home in a well-established residential setting.

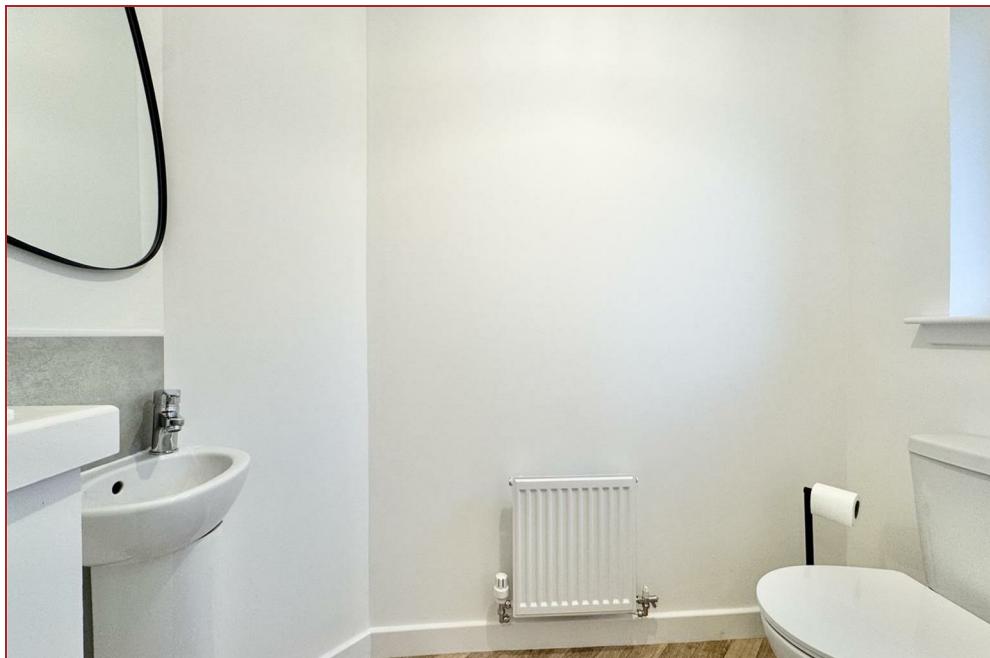
The property is presented in excellent condition throughout and benefits from a bright, well-planned interior designed to suit contemporary living.

On the ground floor, a large and naturally bright lounge provides a welcoming space for relaxation, with ample room for a variety of furniture layouts. To the rear, the dining-size kitchen is ideal for both everyday living and entertaining, featuring a range of modern units, integrated appliances and an impressive five-burner hob, with space for a dining table and direct access to the rear garden.

The upper level accommodates three well-proportioned bedrooms, all offering excellent storage potential. The principal bedroom enjoys the added benefit of a stylish en-suite shower room, while the remaining bedrooms are served by a modern three-piece family bathroom, finished with contemporary fittings.

Externally, the property further impresses with two allocated off-street parking spaces located to the front, ensuring convenient parking. To the rear, there is a good-sized garden that has the opportunity to design and make your own.

Castle Gardens is a highly sought-after location, well placed for local amenities, schooling and transport links, making this an excellent opportunity for families, first-time buyers or those seeking a modern home in a popular development.



796.00 sq ft | EER = B







## Newcomen Gardens



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.