



Clyde Place
Cambuslang, G72 7QT

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Clyde Place
Cambuslang
G72 7QT

Ground floor flat

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

- Ground floor flat
- Fantastic opportunity to put your own stamp on a property requiring some cosmetic upgrading
- Accommodation includes: Lounge, kitchen, bathroom, 2 bedrooms
- Own main door entry
- Gardens to front and rear
- On street parking
- Would suit those requiring living accommodation all on the ground level
- Excellent investment opportunity
- Popular location close to local amenities, transport links and the M74 motorway
- COUNCIL TAX BAND: B - EPC RATING: C



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Clyde Place, Cambuslang, G72 7QT

Move On are delighted to present to the market this 2 bedroom, ground floor flat in Cambuslang - Clyde Place.

This is a fantastic opportunity to put your own stamp on a property requiring a little modernisation, and would make an excellent first time buy or buy to let investment with a generous rental yield once refurbished.

The property has its own main door entry, and once inside, the accommodation features a front facing lounge, kitchen, bathroom, 2 double bedrooms and 2 large storage cupboards.

Externally there are gardens to front and rear which are mostly laid to lawn; and on street parking is available.

Clyde Place is located in a popular area of Cambuslang, close to local amenities for day to day shopping, with further retail and leisure facilities in the nearby towns of East Kilbride, Rutherglen and Hamilton. There is easy access to Glasgow by bus, train or car - the M74 motorway is just a few moments drive.

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ROOM MEASUREMENTS

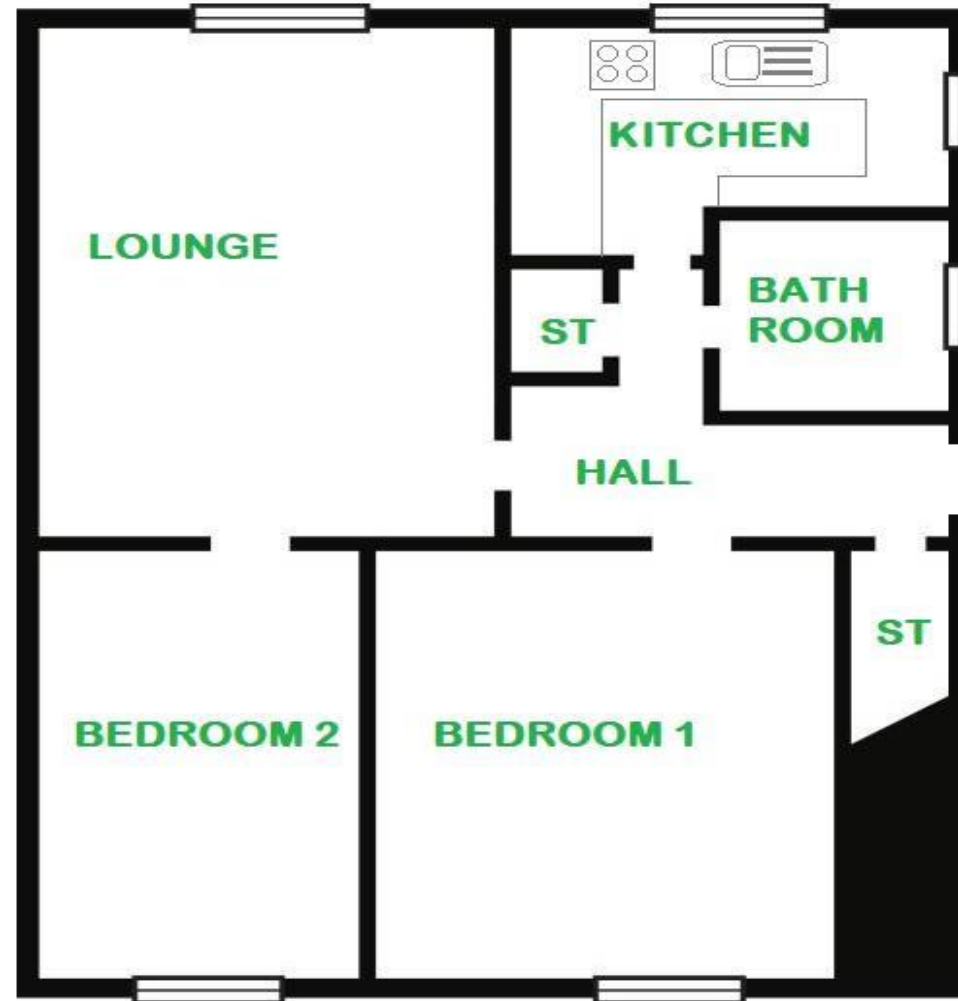
Lounge: 4.30m (14' 1") x 3.80m (12' 6")

Kitchen: 3.60m (11' 10") x 2.30m (7' 7")

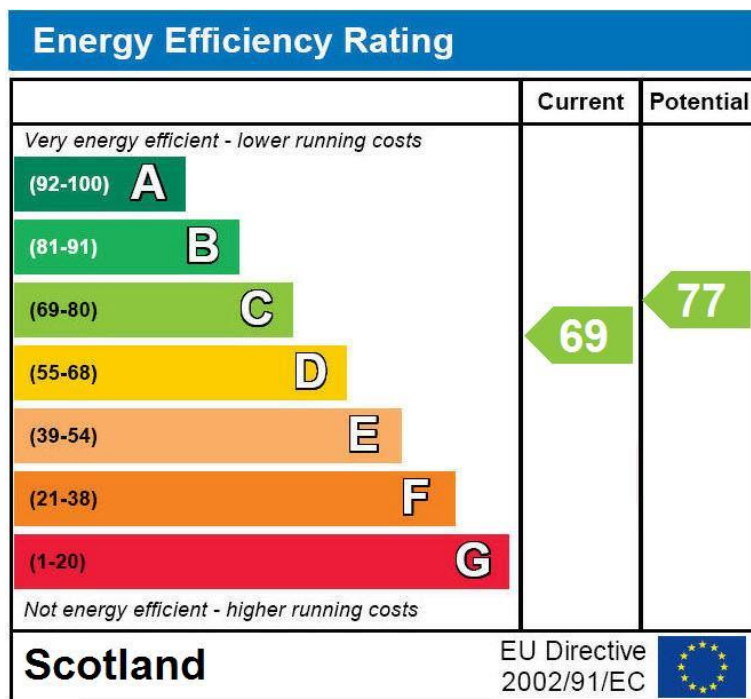
Bedroom 1: 4.10m (13' 5") x 3.60m (11' 10")

Bedroom 2: 4.10m (13' 5") x 2.80m (9' 2")

Bathroom: 1.90m (6' 3") x 1.50m (4' 11")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

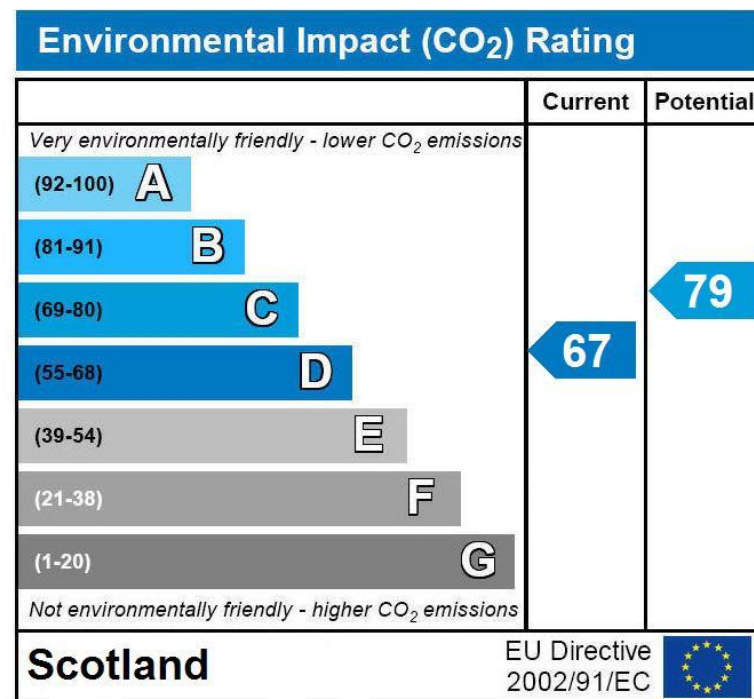


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (69)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band D (67)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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