



BENVIEW

5 PROSPECT AVENUE, CAMBUSLANG

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5 | BEDROOMS

2 | BATHROOMS

3 | PUBLIC ROOMS

A period sandstone, 5 bedroom semi-detached villa, comprehensively remodelled and presented for sale in turnkey order.

Set within extensive established garden grounds, a period sandstone semi detached villa originally dating from 1895 or thereby.

The property has been comprehensively remodeled and upgraded by the current owners and is now presented for sale in turnkey order throughout.

This fantastic family home provides versatile accommodation within 7/8 apartments formed over three highly useable levels. Accommodation comprises entrance vestibule, welcoming hallway, formal bay windowed lounge, office/bedroom 5 and highly contemporary main bathroom.

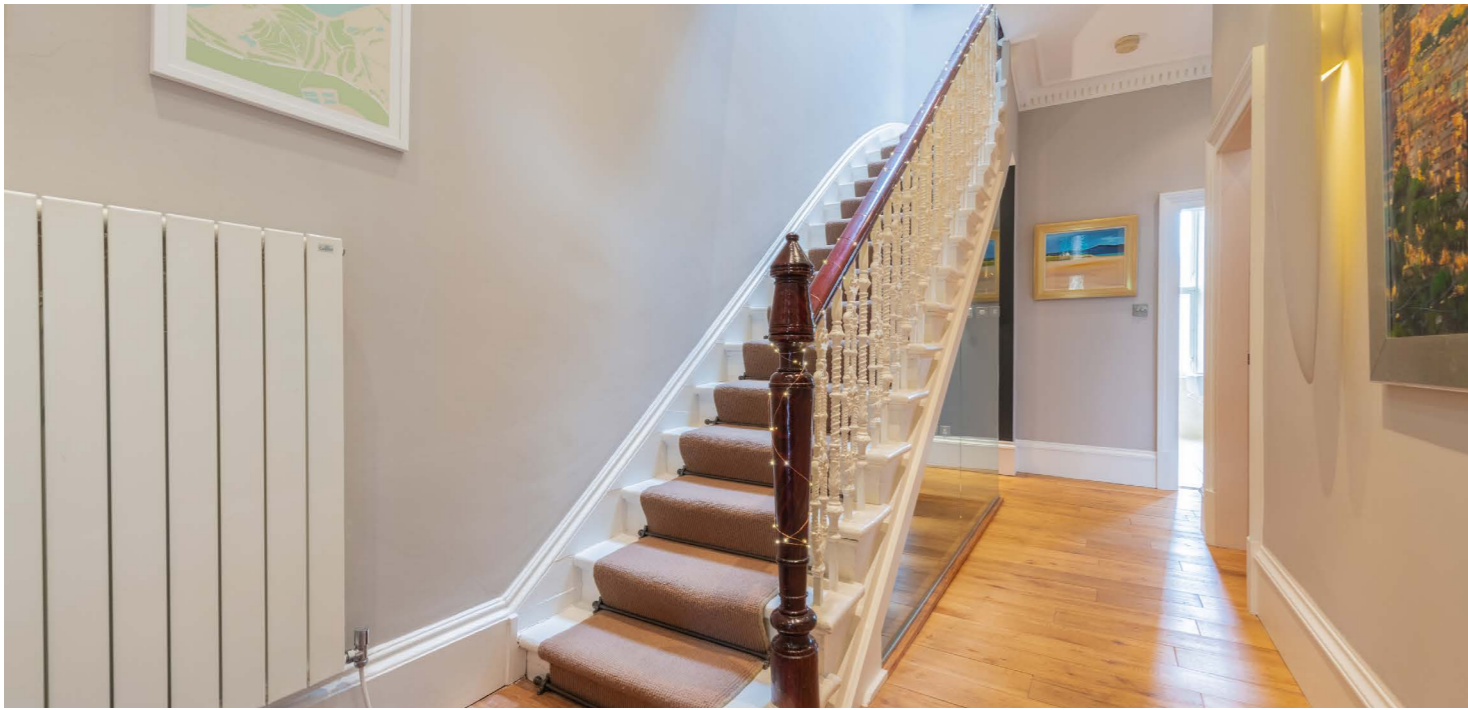
The original staircase leads to first floor revealing three flexible bedrooms and beautifully appointed main house shower room.

From the ground floor hall, a bespoke staircase leads to garden level revealing walk in store room, bedroom four/ music studio, cloaks WC and fantastic, modern split level integrated living / dining kitchen with dedicated utility room to the side.

The well appointed kitchen leads through in an open plan basis to a large sitting room with focal point fire and open plan dining area to the side, full length sliding screen onto a large terrace at the rear overlooking the garden.

Adjacent to the dining room, a small hallway with boot room and access door allows passage from this space to the driveway / side of the building. Specification includes gas central heating and double glazing. Externally, the property affords driveway parking for at least three or four vehicles with additional on street parking and passage to a large double garage which has been upgraded and converted to form a flexible space currently used as an art studio / gym. Further down the garden there is a separate garden room with storage attached and a timber garden shed.

The rear gardens are of huge proportions fully enclosed providing a high level of privacy. In summary, 5 Prospect Avenue provides an excellent flexible home framework for either a professional couple who can work from home or a larger family.









The property is positioned within easy walking distance of shops and amenities on Main Street Cambuslang and Stonelaw Road, Burnside, including Morrisons in Cambuslang and Tesco in Burnside. A short drive to the Southeast you will find the Kings Gate Retail Shopping Centre where Sainsburys and Marks and Spencer's Simply Food are located. Recreational pursuits include Cambuslang Tennis Club (2 minute walk), Cambuslang Public Park and three local golf courses, Cambuslang Golf Club, Kirkhill Golf Club and Cathkin Braes Golf Club. Cathkin Braes, nearby offers walking and mountain biking.

Frequent public transport services provide rapid commuter access to the City Centre, Cambuslang railway station on North Avenue is a brisk 5 minute walk offering an 10 minute journey to Glasgow Central Station

SS4090 | Sat Nav: 5 Prospect Avenue, Cambuslang, G72 8BW

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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Corum Shawlands
247 Kilmarnock Road, Shawlands, G41 3JF

Tel: 0141 636 7588

Email: shawlands@corumproperty.co.uk

www.corumproperty.co.uk