



8 Larch Court Cambuslang





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Located within the much sought after Drumsagard Village is this truly impressive modern detached villa which has been professionally extended and upgraded to a high standard throughout by the present owners. The property features a garage conversion and impressive side extension which provides spacious and flexible family living accommodation. During the refurbishment of the property the central heating system has been upgraded with an efficient Worcester boiler and added benefit of a floored attic with velux windows, power and light which is accessed from a fixed stairway.

In terms of the accommodation this comprises of a welcoming reception hallway, impressive bay window lounge with fireplace, front facing family room, guest W.C, large modern fitted dining kitchen with integrated appliances and granite worktop surfaces and utility room. The side extension offers two further rooms which could be an additional bedroom and dining/sitting room. On the upper level there are four good sized bedrooms, two with built in wardrobes and a master with en suite shower room. There is a stylish four piece family bathroom with Jacuzzi bath and separate shower cubical. The property is tastefully decorated to a high standard using quality sanitary wear and porcelanosa tiling to bathrooms.

The property is fully double glazed and has mono block driveway to front with well-maintained landscaped garden grounds including artificial lawn and decked area which is ideal for entertaining. There is also the added benefit of an installed sonos surround sound music system and home cinema.

The property is set within close proximity to excellent range of amenities incorporating local shopping, schooling (both primary and secondary), access to motorway links and public transport.

In short, an impressive home with viewing strongly recommended.

Please refer to published Home Report for EER Band.







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#### Dimensions

- Lounge** - 16'9" x 14'1" (5.1m x 4.3m)
- Family Room** - 16'1" x 8'6" (4.9m x 2.6m)
- Kitchen** - 23'11" x 8'6" (7.3m x 2.6m)
- Utility Room** - 5'7" x 6'3" (1.7m x 1.9m)
- WC** - 5'7" x 2'11" (1.7m x 0.9m)
- Dining Room** - 11'6" x 8'2" (3.5m x 2.5m)
- Bedroom 1** - 16'9" x 15'1" (5.1m x 4.6m)
- Bedroom 2** - 14'5" x 11'6" (4.4m x 3.5m)
- Ensuite** - 6'7" x 4'11" (2m x 1.5m)
- Bedroom 3** - 11'2" x 8'10" (3.4m x 2.7m)
- Bedroom 4** - 8'2" x 8'2" (2.5m x 2.5m)
- Bedroom 5** - 8'10" x 8'2" (2.7m x 2.5m)
- Bathroom** - 7'7" x 5'7" (2.31m x 1.7m)
- Bar Area** - 24'7" x 11'10" (7.5m x 3.6m)

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For information only, this plan is not to scale



For more information or to register your interest please contact

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**Office opening hours:**

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