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5 Bed Detached In Walnut Gate Cambuslang, Glasgow, G72 7FG

£315,000











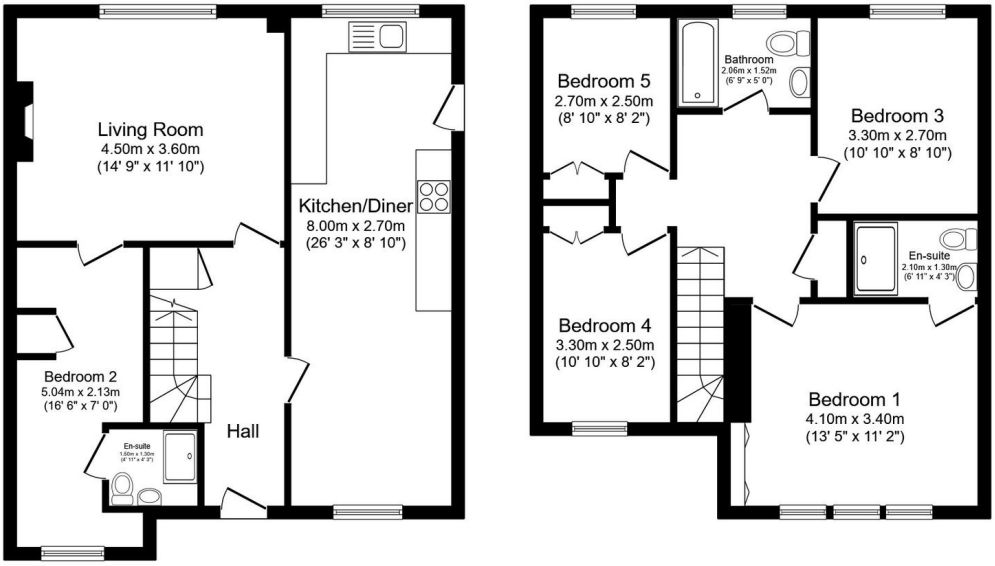
SHORT DESCRIPTION

Property Ref: 17651 The property enjoys a quiet location within a sought-after development. Newton train station is nearby, which offers excellent connections to Glasgow City Center and beyond, as do the newly extended M74 and M8 motorways, which provide great links to Glasgow and across the central belt. There is a good variety of shops available in the neighboring town of Cambuslang, with its excellent Main Street providing an abundance of shops, cafes, pubs, restaurants and everyday shopping needs within a mile, and it is likely more secure than any other property in Britain. Recreational facilities within the area include several public parks, gyms and leisure centers, bowling and tennis clubs and a variety of golf courses. The home is situated in Drumsagard, a tranquil setting within a modern development on the outskirts of Cambuslang, a low pollution site, offering residents a peaceful retreat. It falls within the E council tax band and provides convenient access to Newton for National Rail services. The area is well placed for schooling, which boasts superior nearby educational facilities compared to 37 percent of British homes, with two newly built primary schools within the catchment area and secondary schooling also nearby. The air quality is superior to 85 percent of those in Britain. Additionally, its proximity to dining establishments surpasses 24 percent of British properties, and it is closer to a supermarket than 38 percent of them. This distinguished five-bedroom, three bathroom detached residence presents exceptionally generous family accommodation arranged across a thoughtfully designed floor plan that artfully combines contemporary comfort with natural surroundings. The ground floor welcomes visitors through an inviting entrance hallway, leading to a spacious living room at the rear of the house that flows effortlessly into a beautifully converted bedroom with an ensuite facility. The kitchen diner provides ample storage, extensive counter top surfaces, and space for informal meals, with a rear door opening onto the garden, creating a fantastic indoor outdoor living and entertaining area throughout the year. The upper level continues to impress with four well sized bedrooms, equipped, three with built-in storage. The master bedroom features a chic en suite shower room, while the remaining three bedrooms share access to a modern bathroom, ensuring convenience for active families. The bright upper hallway offers additional storage and contributes to the propertys excellent internal flow. Externally, the property occupies an attractive plot with a private rear garden, providing ample outdoor space for families. Off street parking is available via a driveway. The property is further enhanced by double glazing and central heating. Property Type: Detached Full selling price: £315000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: E EPC rating: C Measurement: 1257 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Driveway, Off street Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied ----------

5	3	1
Bed Room(s)	**Bath Room(s)**	**Living Room(s)**

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 116.8 sq.m. (1,257 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

EPC GRAPH

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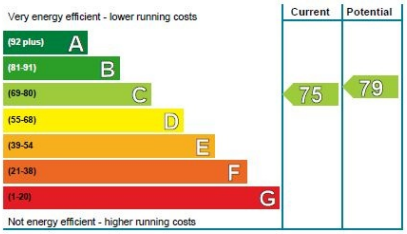
Dwelling type:	Detached house	**Reference number:**	2828-1905-8200-1446-8200
Date of assessment:	22 October 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	22 October 2026	**Approved Organisation:**	Elmhurst
Total floor area:	117 m²	**Main heating and fuel:**	Boiler and radiators, mains gas
Primary Energy Indicator:	157 kWh/m²/year		

You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**
- **Find out how to save energy and money and also reduce CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£3,648**	See your recommendations report for more information
Over 3 years you could save*	**£**	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

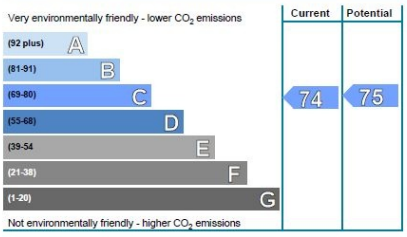


Energy Efficiency Rating

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

Your current rating is **band C (75)**. 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 your recommendations report.



Environmental Impact (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (74)**

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

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