



Trossachs Road, Rutherglen Glasgow G73 5LB

welcome to
Trossachs Road, Rutherglen
Glasgow

- Stunning End Terrace Villa
- Bright Spacious Lounge
- Modern Fitted Kitchen With Breakfast Bar
- Two Great Sized Bedrooms
- Family Bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers over
£130,000

Offering to the market this stunning End Terrace Villa located in popular locale and in a popular location.

The accommodation is formed over two levels with the ground floor having entrance hallway, lounge with views to the front, open plan good size fitted kitchen with door leading out the rear gardens and inventive pantry located off. The upper floor has stairs leading to two double bedrooms and modern family bathroom with three piece suite and shower over bath.

The property benefits from gas central heating and the south facing gardens are positioned to both front and rear of the property. On street parking. There is also loft space which can be converted for additional space.

Rutherglen offers access to the M74 providing links to Glasgow City Centre and further afield and there are a number of well serviced train and bus routes within the town. A selection of primary and secondary schooling is available as well as an abundance of shops, bars, restaurants, a library, and parks providing recreational grounds and much more within this established residential area.

Entrance Hallway

Lounge

15' 6" x 13' 3" (4.72m x 4.04m)

Kitchen

13' 1" x 8' 6" (3.99m x 2.59m)

Bedroom One

13' 7" x 10' 1" (4.14m x 3.07m)

Bedroom Two

12' 5" x 10' (3.78m x 3.05m)

Bathroom

6' 7" x 5' 8" (2.01m x 1.73m)

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
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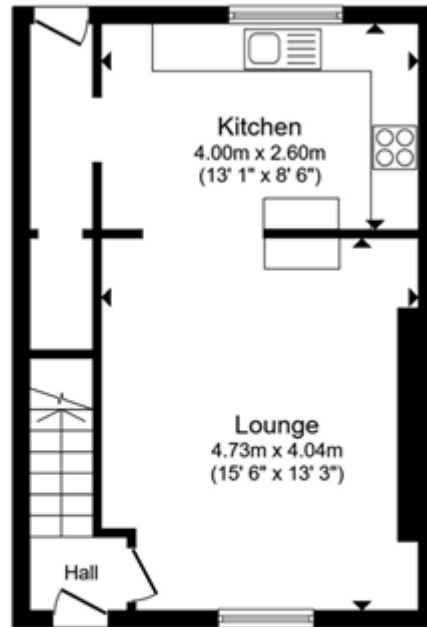
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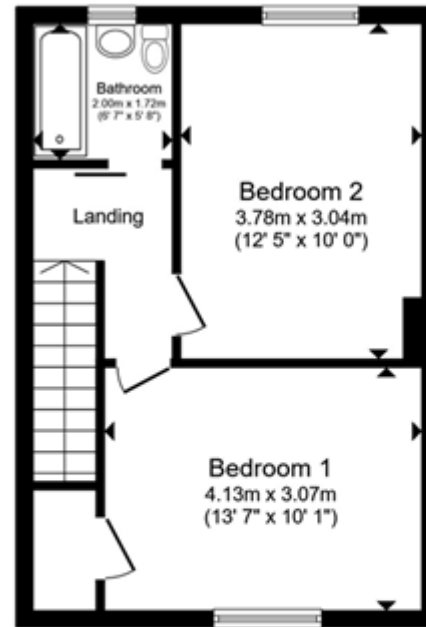
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Ground Floor



First Floor

Total floor area 72.5 m² (781 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 www.propertybox.io



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