



Blairbeth Terrace, Rutherglen Glasgow G73 4JB

welcome to Blairbeth Terrace, Rutherglen Glasgow

- Stunning Main Door Duplex Conversion
- Perfect Blend of Original Detail and State of The Art Finishes
- Large Private Rear Garden
- Private Car Parking
- Exclusive Location

Tenure: Freehold EPC Rating: C
Council Tax Band: F

offers over

£390,000

This main door duplex flat forms part of a B-listed building circa 1880, offering unique and truly stunning accommodation encompassing wealth of character, style and interior design. The interior comprises reception hallway, bay windowed lounge with log burner, majestic ceiling detail and numerous other characterful finishes, dining/sitting room open plan to a well appointed kitchen with island to include hob, concealed extractor and double Neff oven, further appliances integrated throughout, cloaks toilet, to the lower level you will find bright, breathtaking accommodation of considerable proportions providing 3 double bedrooms with a large master en-suite bathroom, main family bathroom and utility room leading to private rear gardens. The accommodation throughout includes a plethora of period detail which compliments the style and design features incorporated by our client.

The specification includes gas central heating, double glazed windows in keeping with the listing. The rear gardens are fully enclosed very private and a sun trap during the spring and summer month. There is a rear gateway which offers exclusive parking for a minimum of 2 cars. At the front facade there are private parking bays.

Blairbeth Terrace is a private and exclusive location, which never becomes available yet is only minutes away from a multitude of amenities and transport links. Large shops, supermarkets and smaller exclusive outlets are all close to hand.

Lounge

20' 2" x 16' 8" (6.15m x 5.08m)

Kitchen/Dining/Sitting Room

24' 9" x 15' 2" (7.54m x 4.62m)

Wc

Utility Room

15' 9" x 2' 9" (4.80m x 0.84m)

Bedroom One

15' 11" x 15' (4.85m x 4.57m)

En-Suite

11' 11" x 7' 2" (3.63m x 2.18m)

Bedroom Two

19' 11" x 15' 9" (6.07m x 4.80m)

Bedroom Three

11' x 10' 2" (3.35m x 3.10m)

Bathroom

9' 7" x 8' 2" (2.92m x 2.49m)

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Property Ref:
BSD109254 - 0002

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Lower Ground Floor



Ground Floor

Total floor area 177.1 m² (1,906 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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