



Glen Etive Place, Rutherglen Glasgow G73 5PA

welcome to
Glen Etive Place, Rutherglen
Glasgow

- Ground Floor Flat
- Bright Spacious Lounge
- Modern Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom

Tenure: Freehold EPC Rating: C

offers over

£65,000

Enjoying a prime position within this central and convenient location, this ground floor flat is presented to the market with generously proportioned accommodation of a versatile layout.

The accommodation comprises of entrance hallway, spacious bright lounge, well equipped fitted kitchen which has a range of base and wall mounted units, two bedrooms and family bathroom with three piece suite.

The property further benefits from gas central heating, private garden to the front and on street parking.

Located within this extremely popular and convenient locale this property is well placed for a host of local amenities including shops and supermarkets. The area benefits from ease of access to Glasgow city centre which incorporates a more diverse range of facilities. Access paths onto the M8 motorway network which connects to the central belt and to Glasgow Airport are available within a respectable five minutes drive.

Entrance Hallway

Lounge

15' 2" x 14' 5" Max (4.62m x 4.39m Max)

Kitchen

9' 9" Max x 8' 6" Max (2.97m Max x 2.59m Max)

Bedroom One

12' 9" x 9' 5" (3.89m x 2.87m)

Bedroom Two

11' 4" x 10' 9" (3.45m x 3.28m)

Bathroom

6' 3" x 5' 4" (1.91m x 1.63m)

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Property Ref:
BSD108285 - 0002

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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