



**Kingsheath Avenue, Rutherglen Glasgow G73 2DB**

**welcome to**

## **Kingsheath Avenue, Rutherglen Glasgow**

- Impressive Upper Cottage Flat
- Three Bedrooms
- Bright and Spacious Accommodation
- Rear and Side Gardens
- On Street Parking

Tenure: Freehold EPC Rating: C

offers over

**£80,000**

Presented to the market in excellent decorative order throughout with accommodation comprising reception hall, lounge, modern fitted kitchen with floor and wall mounted units, integrated oven/hob, leaving washing machine and fridge. Bedroom three which could also be used as a dining room off lounge, a further two double bedrooms, master with bay window which brightens up the room, family bathroom with three piece suite and electric shower over bath. Externally rear and side garden. On street parking.

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.

### **Lounge**

15' 2" x 11' 1" ( 4.62m x 3.38m )

### **Dining Room/bedroom 3**

11' 11" x 6' 4" ( 3.63m x 1.93m )

### **Kitchen**

8' 8" x 6' 6" ( 2.64m x 1.98m )

### **Bedroom 1**

14' 11" not into bay window x 10' 11" ( 4.55m not into bay window x 3.33m )

### **Bedroom 2**

10' 11" x 9' 6" ( 3.33m x 2.90m )

### **Family Bathroom**

5' 10" x 5' 2" ( 1.78m x 1.57m )

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**Property Ref:**

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**0141 613 3992**



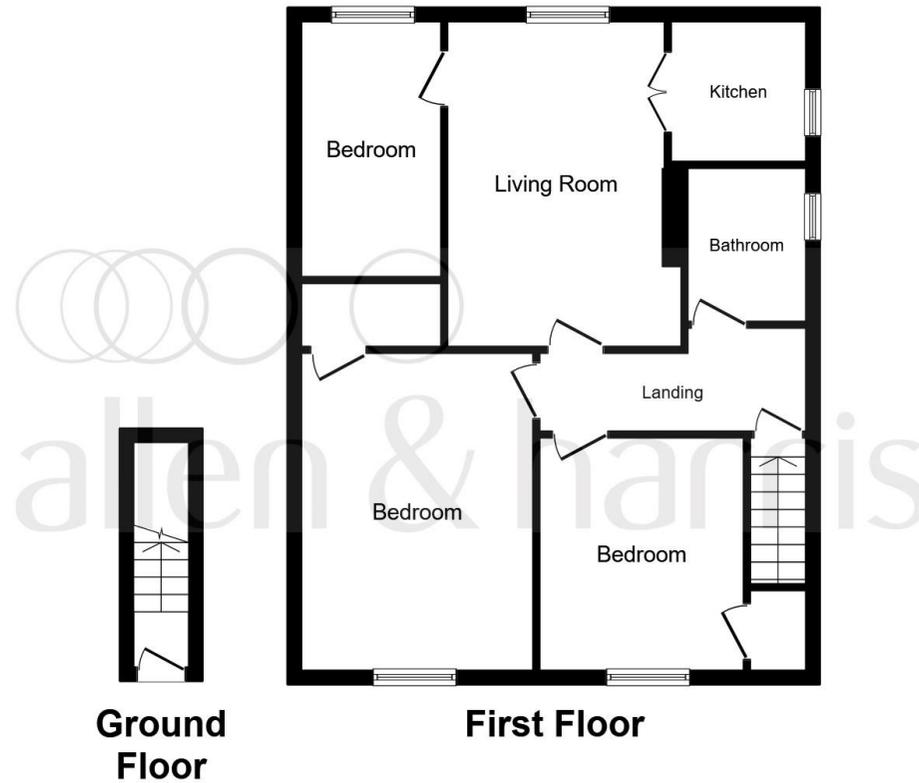
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