



7 Burnhill Quadrant, Rutherglen Glasgow, G73 1ER

Scot House Move Online Estate Agents offer to the market this one bedroom flat in popular modern development. Internally the flat comprises lounge, double bedroom, bathroom and kitchen. Ideal location for public transport and shopping facilities.



To arrange a viewing please call the Scotland office on **01412915678**

Accommodation Summary

- Lounge
- Bedroom
- Bathroom
- Kitchen

Description

ACCOMMODATION

Good sized lounge overlooks the front of the home with dual aspects and laminated flooring. Off the lounge is the kitchen which has a range of wall and floor mounted units with grey granite effect work surface and integrated oven/hob. Double bedroom is to front and has a fitted mirrored wardrobe, carpet and is decorated in neutral tones. Completing the internal accommodation is the bathroom that comprises a white three piece suite with electric shower fitted over bath.

There is double glazing, plentiful residents parking and security entry.

LOCATION

The property is situated in the popular Rutherglen district to the south of Glasgow and is conveniently placed for access to local shops, schools and transport services. Nearby Rutherglen Main Street offers a wider range of amenities including bars, restaurants, supermarket and train stations. Aldi supermarket is a short walk away. In addition to this, there are excellent road links including the M74 allowing swift access to the Central Belt motorway network system.





Lounge: - 21'4" x 9'3" (6.5m x 2.82m)

Bedroom: - 13' x 9'3" (3.96m x 2.82m)

Bathroom: - 6'9" x 5'7" (2.06m x 1.7m)

Kitchen: - 9'6" x 6'10" (2.9m x 2.08m)

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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| A | (92-100) | | |
| B | (81-91) | | 79 |
| C | (69-80) | | |
| D | (55-68) | 66 | |
| E | (39-54) | | |
| F | (21-38) | | |
| G | (1-20) | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Local Authority:

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DISCLAIMER: 1) These particulars are intended as a fair description of the property and are prepared as a guideline. They do not constitute part of an offer or contract. 2) All measurements, areas and distances referred to are approximate. Orientations, descriptions and other statements are an opinion given in good faith and should not be relied upon as being a statement or representation of facts. 3) The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. 4) Any reference in these particulars to alterations or a particular use of part of the property does not imply that a requirement of planning, building regulations or other consents have been obtained and prospective purchasers are advised to obtain verification from their solicitor or surveyor. 5) Any reference to tenure is made based on information supplied by the vendor and prospective purchasers are advised to obtain verification from their solicitor. 6) Prospective purchasers should check with the agents any aspect of the property, which may be of particular