



Top Floor Flat

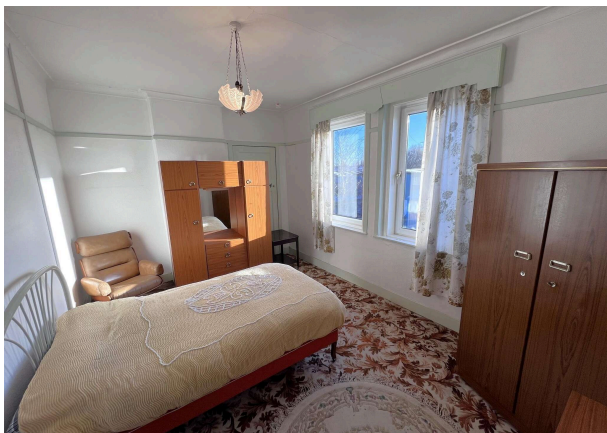
Flat 5 (2/1), 21 Baronald Street, Rutherglen, G73 1AF

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Description

This two bedroom top floor flat offers an exciting opportunity for a variety of buyers and enjoys a great position close to a host of local amenities and transport links.

A much loved home for several decades this property forms part of a well presented building with neat & tidy tiled entrance close, stairwell and landings. A locked rear door from the close gives access to the gardens.

Located on the top floor to the left of the landing this property would now benefit from a scheme of modernisation.

The entrance hall leads through to both bedrooms, the lounge and the bathroom. High on one wall a cupboard houses the electric meter and switchgear. The lounge sits to the rear of the property and is a comfortable reception room with focal point of a marble fire place and gas fire. There is an alcove to the side of the fire place and a cupboard above where the electrical immersion heated tank is positioned. A broad window formation overlooks the rear gardens with aspects beyond.

The kitchen is accessed from the lounge and is nicely appointed fitted with modern units, granite worktops and attractively tiled walls. There is space for a fridge, cooker and slimline washing machine. Worth particular mention is the lovely Belfast sink and a handy ceiling pulley. A window formation to rear offers similar aspects to the lounge.

Both bedrooms are of excellent proportion and have original fireplaces which could be refurbished. The larger bedroom one also has a recessed cupboard which provides some additional storage space. The bathroom is dated and has a traditional bathtub, wc with high level cistern and wash hand basin. A window to the rear lends natural light.

The windows of this property are double glazed. There is no central heating system however there is a gas supply.

To the rear of the building are neatly tended shared gardens bordered by mature hedges and high fencing to the rear. There is unrestricted on street parking available to the front of the building.

Baronald Street forms part of the Rutherglen district lying to the Southeast of Glasgow City Centre. There are handy local shops on Cambuslang Road and Dalmarnock Road including a TESCO Extra. Rutherglen's Main Street offers a further wide selection of facilities. There are convenient local bus routes and both Rutherglen & Dalmarnock Train Stations are nearby and operate regular services, Glasgow Central Station approximately a 10 minute train journey. Those travelling by car have excellent road links to the M74 Motorway and Glasgow City Centre. Nearby recreational facilities include the Cuningar Loop Park & Gardens, Emirates Arena, Topgolf Glasgow and PureGym Glasgow Rutherglen which is due to open in March 2025.

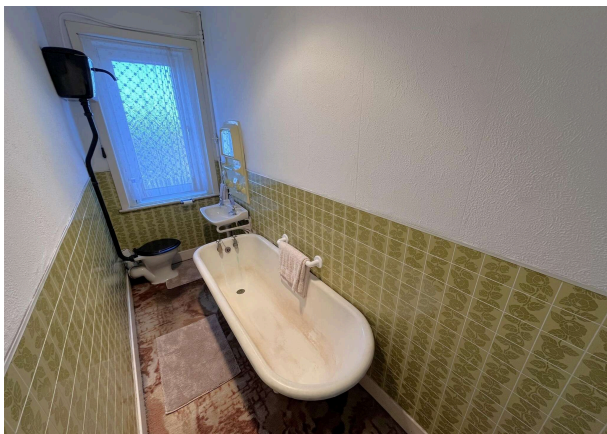
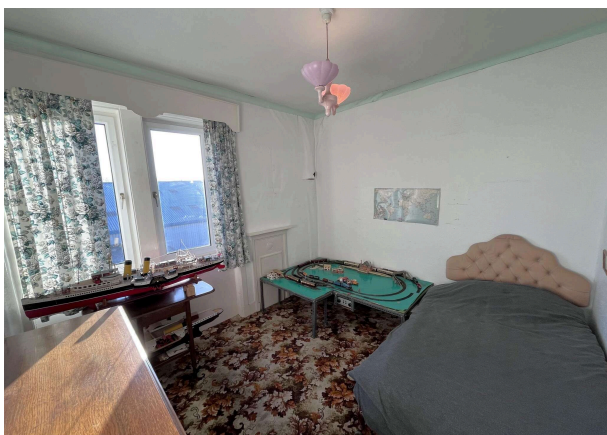
Room Dimensions

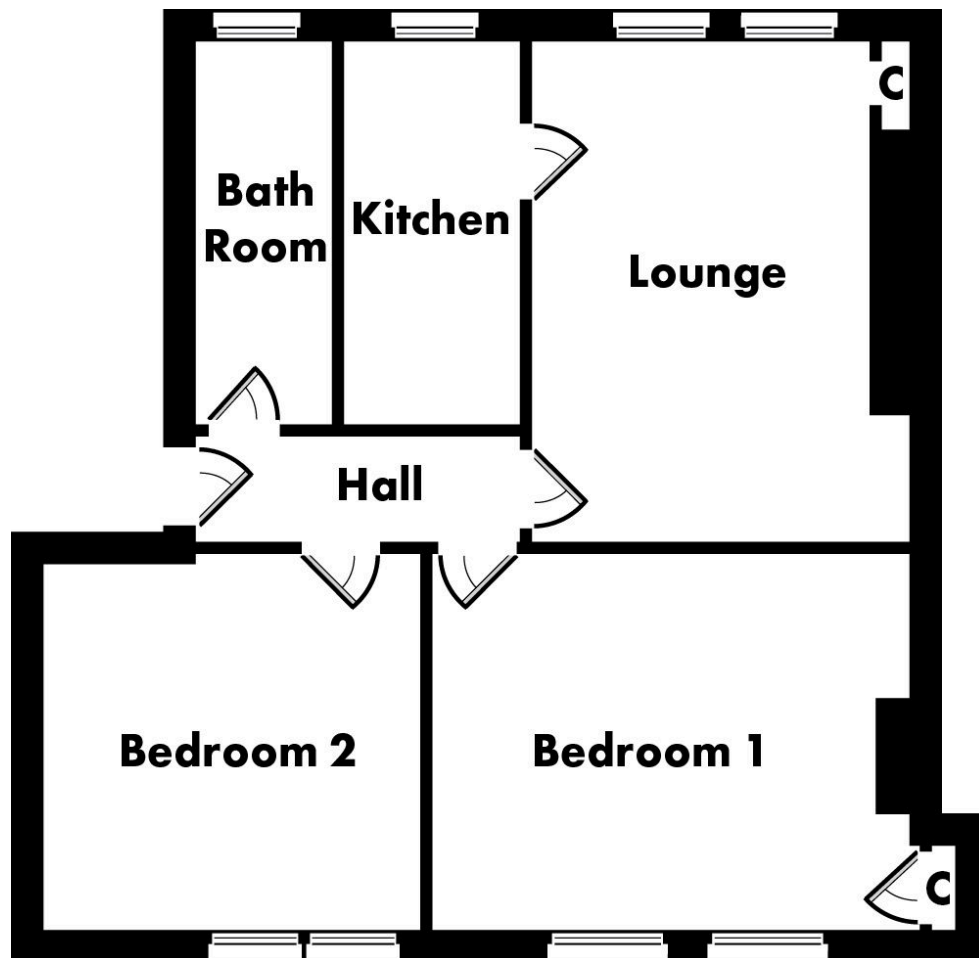
Entrance Hall	2.97 m x 1.17 m / 9'9" x 3'10"
Lounge	5.08 m x 3.56 m / 16'8" x 11'8"
Kitchen	3.84 m x 1.55 m / 12'7" x 5'1"
Bedroom 1	3.28 m x 4.50 m / 10'9" x 14'9"
Bedroom 2	3.10 m x 3.40 m / 10'2" x 11'2"
Bathroom	3.78 m x 1.27 m / 12'5" x 4'2"

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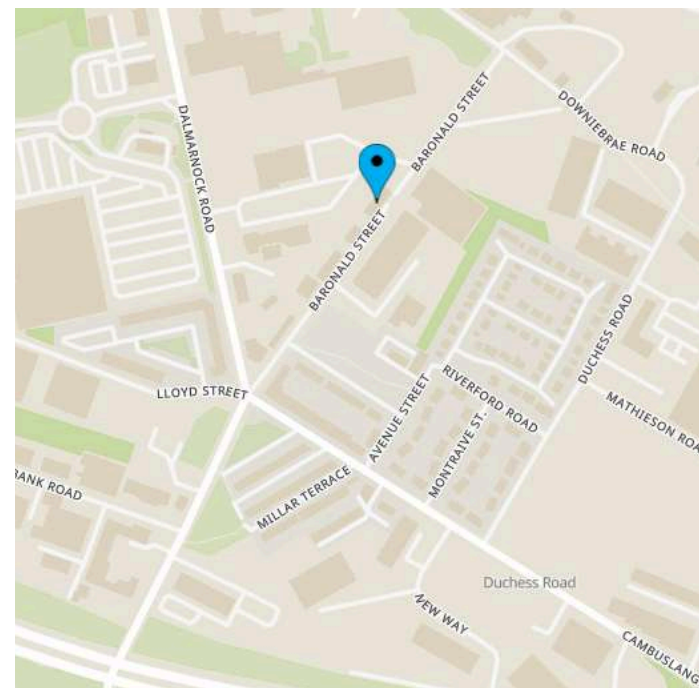
Features

Superb opportunity for a variety of buyers
Top floor flat
Two double bedrooms
Lounge through to fitted kitchen
Bathroom
Double glazing
Shared gardens to rear
Short distance to shops, bus, train and M74





Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

From Main Street Rutherglen proceed north on Farmeloan Road. Continue under the M74 and at the next main set of traffic lights proceed straight ahead onto Baronald Street. This property is found along at the far end on your left hand side.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:

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