



2/1, 3 Parkhill Drive, Rutherglen G73 2PJ

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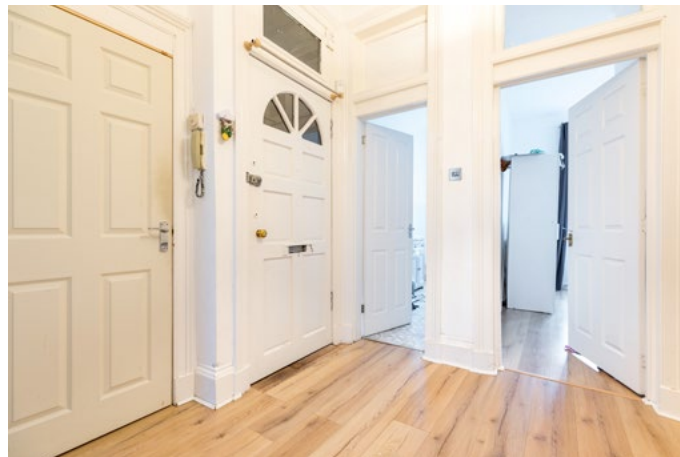
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Situation

Rutherglen and its neighbouring suburbs of Burnside, Cambuslang and East Kilbride offer a wide range of local amenities including healthcare centres, banks and libraries and a broad range of supermarkets, boutique shops and restaurants. There are local sports and recreational facilities within the area including several public parks, bowling and tennis clubs and a choice of golf courses.

A popular suburb, Rutherglen is located approximately 5 miles from Glasgow City Centre. Commuter routes are served by the M74, M8 and Glasgow Southern Orbital motorways which also provide around 30 minute journey times to Glasgow and 40 minutes to Prestwick international airports. There are regular train and bus services to Glasgow, East Kilbride and surrounding areas.

For those with young families, the property sits within the catchment area for popular primary and secondary schools.

















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Property Description

This traditional two bedroom second floor tenement flat, is presented to the market in good condition throughout and is sure to appeal to a variety of potential buyers.

The accommodation comprises of a communal stairwell. Reception hallway. Bay window sitting room, which is open plan to the modern fitted new kitchen. Two double bedrooms and a modern three piece bathroom completes the overall accommodation.

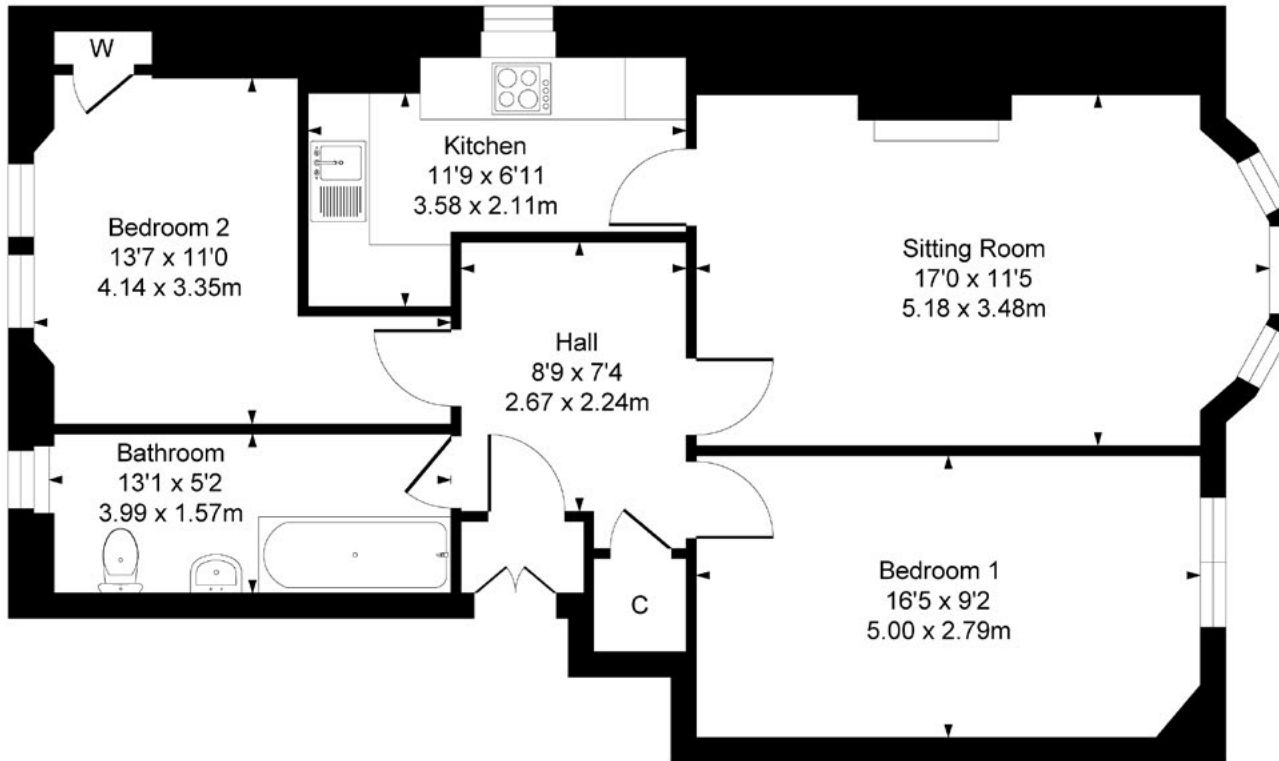
The property is further complemented by gas central heating, double glazing and communal rear gardens.



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Approximate Gross Internal Area
730 sq ft - 67.81 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.



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Viewing

By appointment through
Nicol Estate Agents
Clarkston

Outgoings

South Lanarkshire Council
Band B

Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band C

Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

Local Authority

South Lanarkshire Council
Almada Street,
Hamilton,
South Lanarkshire,
ML3 0AA
Tel: 0303 123 1015

Property Reference

648