

DALLAS McMILLAN

SOLICITORS AND ESTATE AGENTS



**401 KINGS PARK
AVENUE
RUTHERGLEN
G73 2AU**

**Offers Over
£160,000**



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DESCRIPTION AND LOCATION

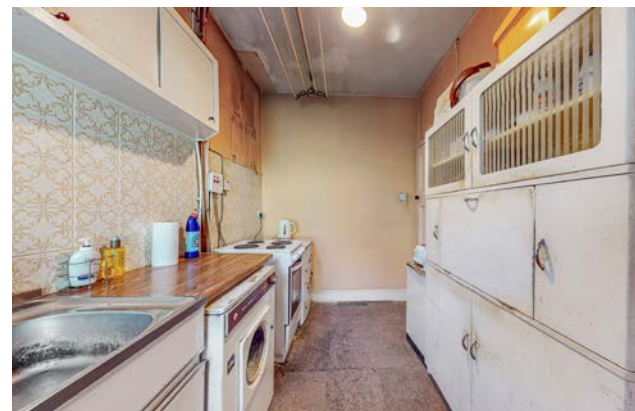
Dallas McMillan are delighted to present to the market this two-bedroom semi-detached bungalow at 401 Kings Park Avenue, Rutherglen, G73 2AU, available at offers over £160,000. Set within a popular and established residential area, this charming home offers spacious accommodation and excellent potential for modernisation, making it ideal for first-time buyers, downsizers, or investors.

The property comprises a bright and generous front-facing lounge, two well-proportioned double bedrooms, a fitted kitchen with access to the rear garden, and a bathroom with a three-piece suite. Heating is provided by a gas-fired combination central heating boiler. While the property has been well cared for, it now presents a fantastic opportunity for upgrading to suit individual tastes.

Externally, the home features private gardens to both the front and rear, with the rear garden offering scope for landscaping or potential extension, subject to relevant permissions. On-street parking is available directly outside the property.

Kings Park Avenue is ideally located for access to a range of amenities, including local shops, parks, and well-regarded schools. Excellent public transport links are nearby, with both Burnside and Croftfoot train stations within walking distance, along with regular bus services and easy access to the M74 motorway network.

This rarely available bungalow combines a convenient location with flexible living space and real potential to create a modern, comfortable home in a desirable setting.



ACCOMMODATION

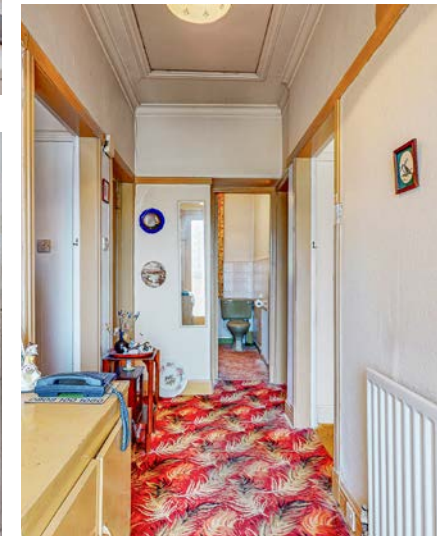
HALL	4'7 x 13'
	1.40m x 3.96m
LOUNGE	14'9 x 15'
	4.49m x 4.57m
DINING ROOM	8' x 9'11
	2.44m x 3.03m
KITCHEN	6'11 x 9'11
	2.12m x 3.03m
BEDROOM 1	10'1 x 12'2
	3.06m x 3.70m
BEDROOM 2	10'1 x 11'
	3.06m x 3.35m
BATHROOM	4'7 x 7'9
	1.40m x 2.35m

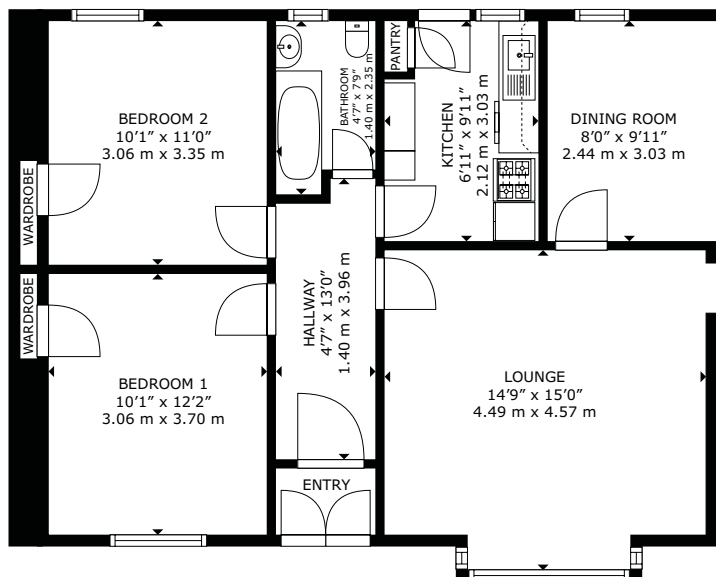
VIEWING

Through solicitors on **0141 333 6750**

ENTRY

By negotiation





GROSS INTERNAL AREA
FLOOR PLAN: 743 sq. ft., 69 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plush Plans Ltd

TRAVEL DIRECTIONS

Through solicitors on 0141 333 6750

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas nor water services nor any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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