



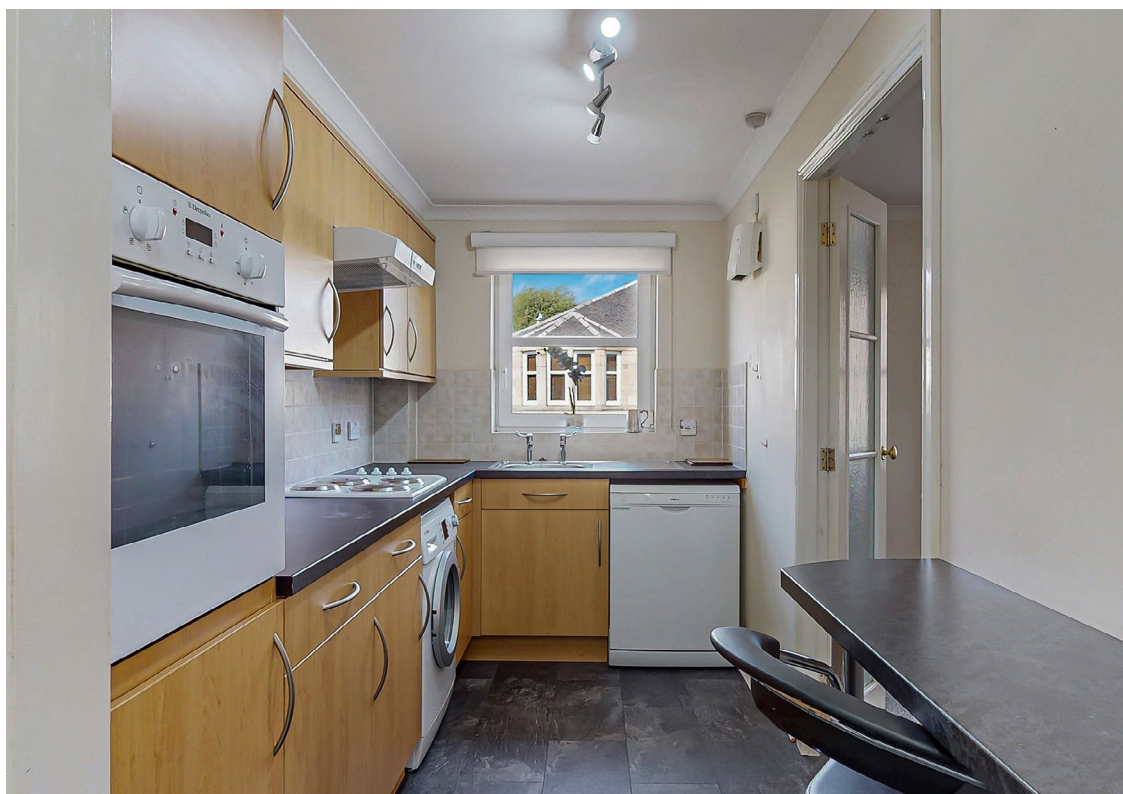
Second Floor Retirement Flat

Flat 38 Stonelaw Court, 3 Johnstone Drive, Rutherglen G73 2PE



McSparran McCormick

SOLICITORS, NOTARIES & ESTATE AGENTS



DESCRIPTION & LOCATION

This well presented retirement flat occupies a second floor position within an extremely sought after McCarthy & Stone development. The building is entered through a security controlled entry door at ground level with a large, welcoming communal hallway leading directly to communal rooms with lift access to upper floors.

The flat is accessed from a shared communal hallway, with an internal hallway providing direct access to most apartments as well as a handy walk in store and smaller storage cupboard. There is a well proportioned carpeted lounge with ceiling coving and a feature fireplace. The kitchen is well fitted out with a range of modern fitted base and wall mounted storage units, with worktop surface areas, stainless steel sink and drainer. There is also a built in hob, oven and extractor hood as well as a fitted breakfast bar.

There is a double bedroom which has fitted carpeting, ceiling coving, a fitted mirrored wardrobe and a range of additional fitted bedroom furniture. The shower room has a modern 3-piece suite installed comprising WC, vanity style wash hand basin with storage below, and a large walk in shower cubicle. The property benefits from having uPVC double glazing, whilst heating is provided by fitted electric radiators.

The development itself benefits from having attractive landscaped communal gardens, residents and visitors private parking facilities, a residents lounge, house manager, laundry and 24 hour emergency call system.

The property is quietly situated within an exclusive development in Rutherglen adjacent to Overton Park and is conveniently placed for accessing a host of local amenities including excellent public transport links, shops and cafes. In addition to this, there are excellent road links close by giving easy access to Glasgow City Centre and the Central Belt motorway network system.

MEASUREMENTS

ENTRANCE HALL

LOUNGE

KITCHEN

BEDROOM

BATHROOM

14'3" x 10'8"

14'3" x 6'1"

18'2" x 12'4"

7'8" x 5'5"

EPC

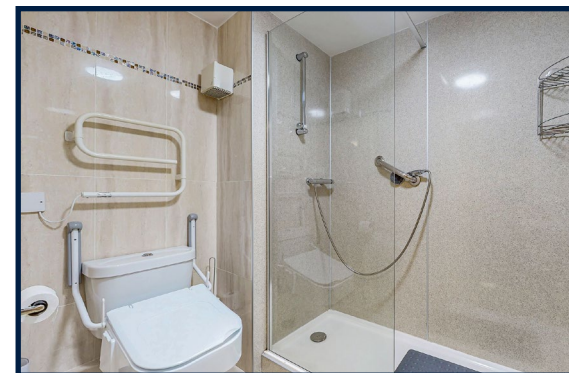
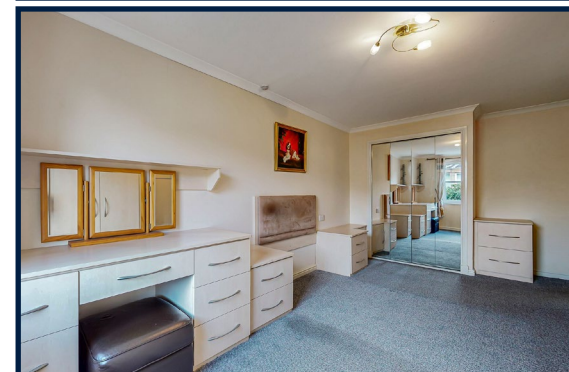
Band "B"

VIEWING

McSparran McCormick 0141-248-7962

DATE OF ENTRY

Negotiable

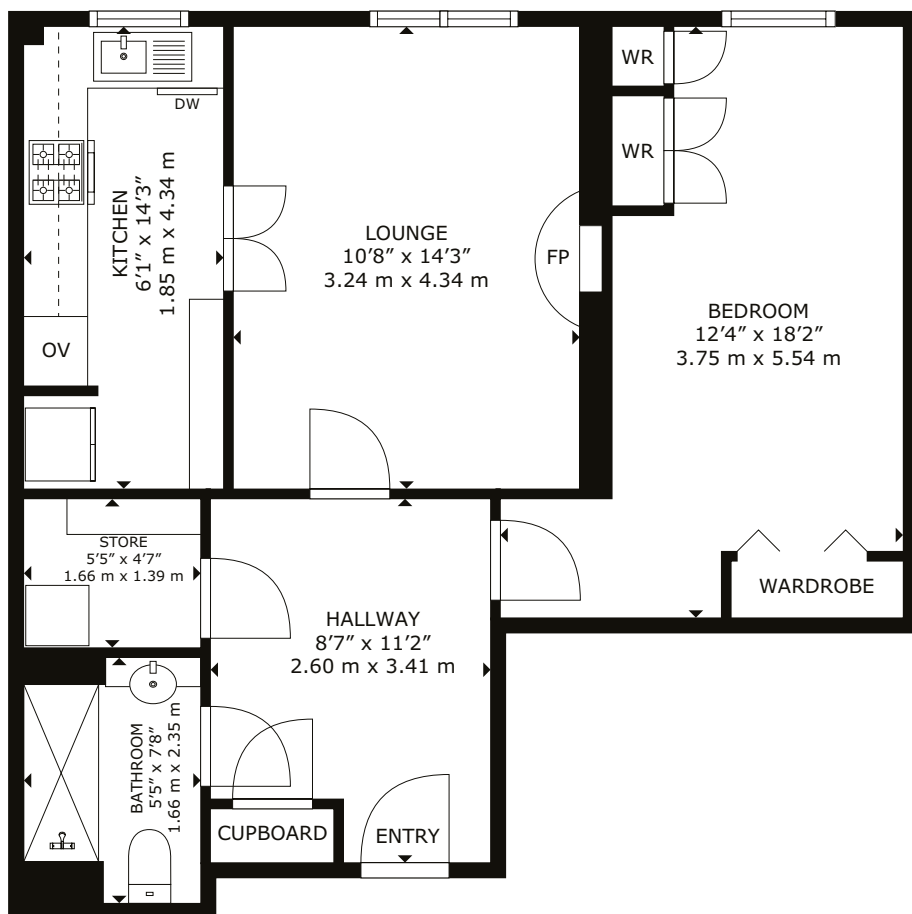


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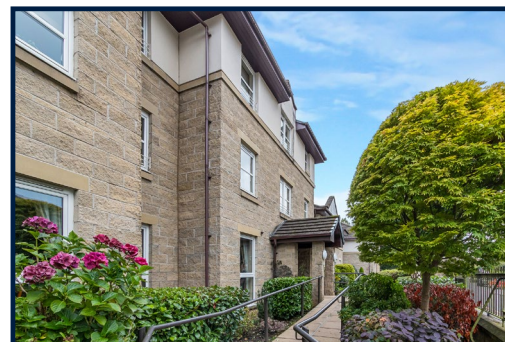


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GROSS INTERNAL AREA
FLOOR PLAN : 613 sq. ft , 57 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Produced by Plushplans



espc

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