



MITCHELLS  
ROBERTON



Second Floor Flat  
Flat 5, 9 Burnfield Quadrant, Rutherglen, Glasgow,  
Offers over £89,000







## Flat 5, 9 Burnhill Quadrant, Rutherglen, Glasgow

Modern Second Floor Flat in established residential development. The property is situated close to the heart of Rutherglen town centre offering an abundance of local amenities including shops, schools, recreational facilities and regular public transport services to and from Glasgow City Centre.

The accommodation comprises entrance hall, Lounge with feature fireplace, 2 double bedrooms with fitted wardrobes, fitted kitchen and a family bathroom. The property has double glazing & Electric storage heating and has a residents car park at the rear. Early viewing is recommended.

### Entrance Hall

The entrance hall gives access to all apartments. Built in storage cupboard.

**Lounge** 5.50 m x 3.20 m / 18'1" x 10'6"

Good sized lounge with twin windows to the front of the property. Fireplace to focal wall. Storage heater.

**Kitchen** 3.40 m x 2.30 m / 11'2" x 7'7"

The kitchen has a range of fairly modern units providing storage. Integrated electric hob with stainless steel splash back, eye level oven and grill, integrated washing machine and stainless steel sink & drainer. Window to rear. Vinyl floor. Space for fridge/freezer.

**Bedroom 1** 4.10 m x 2.90 m / 13'5" x 9'6"

Double bedroom with window to front. Fitted wardrobes. Electric panel heater.

**Bedroom 2** 3.70 m x 2.70 m / 12'2" x 8'10"

Double bedroom with window to the rear. Electric panel heater.

**Bathroom** 1.8m x 1.8m ( 5.9" x 5 x 9"),  
Partially tiled bathroom with opaque window. 3 piece cream coloured bathroom suite comprising bath, WC and wash hand basin. Electric shower over the bath. Vinyl flooring.

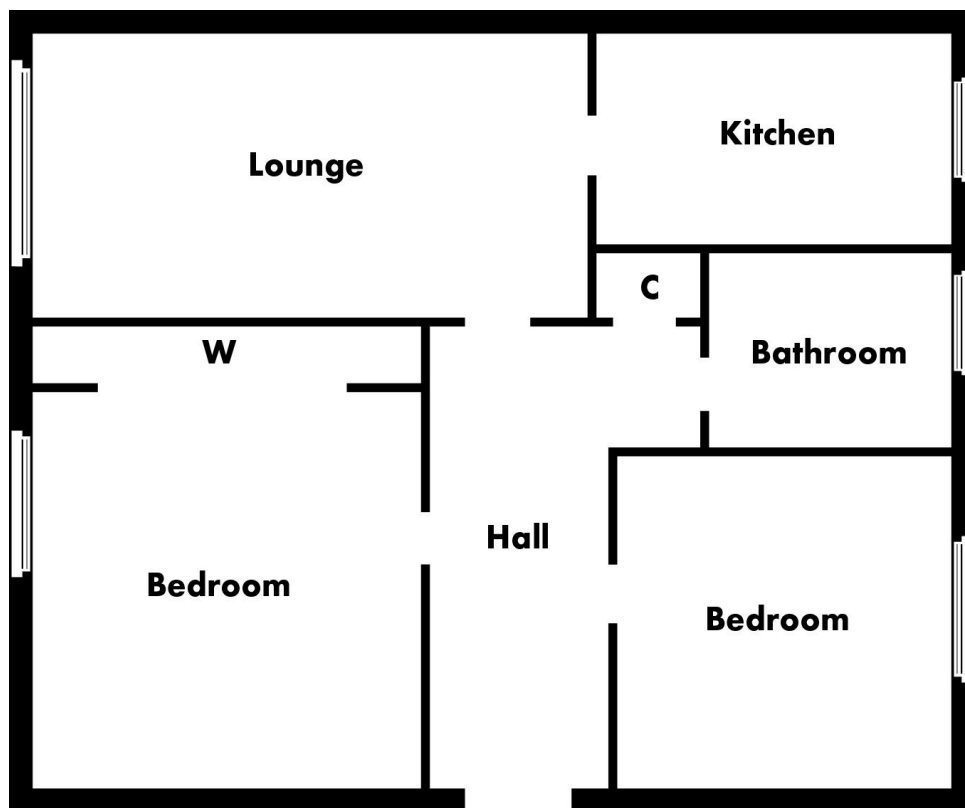
### Outside

The property is situated within well maintained communal grounds.

### Parking

There is ample private residents parking at the rear of the property.





Floor plans are indicative only - not to scale.

**SELLERS**

Client of Mitchells Robertson

**ENTRY DATE**

Negotiable

**VIEWING**

Through Solicitors

**TAX BAND**

Tax Band C

**SCOTTISH STANDARD MISSIVES:**

Offers are invited in the form of the Scottish Standard Missives.

**DISCLAIMER:**

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on 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 or water services or 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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www.mitchells-roberton.co.uk • bg@mitchells-roberton.co.uk

George House, 36 North Hanover Street, Glasgow, G1 2AD  
Telephone. 0141 552 3422 • Fax. 0141 552 2935

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