



Kirkmuir Drive
Rutherglen, G73 4BE

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Kirkmuir Drive
Rutherglen
G73 4BE

Flat

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

- Good sized 1st floor maisonette style flat over 2 levels
- Bright lounge with dual aspect windows
- White high gloss kitchen
- Partially tiled bathroom
- Both bedrooms are doubles with storage
- Residents parking area and communal garden areas
- Excellent buy to let opportunity or first time buy
- Nearby public transport and road links to Glasgow City Centre
- COUNCIL TAX BAND: A
- EPC RATING: C



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Move On are delighted to present to the market this 2 bedroom, first floor maisonette flat in Rutherglen - Kirkmuir Drive.

The accommodation features: A good sized lounge with dual aspect windows; kitchen; bathroom, and 2 bedrooms on the upper floor.

Externally there is a large car park for residents and guests, communal gardens and lawn area.

This is a fantastic opportunity to put your own stamp on a property requiring a little modernisation, and would make an excellent first time buy, or buy to let investment with a generous rental yield

Kirkmuir Drive is located in the Fernhill area of Rutherglen, with a range of local amenities and schools nearby; and with easy access by car or public transport to neighbouring towns or Glasgow City Centre.

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ROOM MEASUREMENTS

Lounge: 4.40m (14' 5") x 4.00m (13' 1")

Kitchen: 3.90m (12' 10") x 2.18m (7' 2")

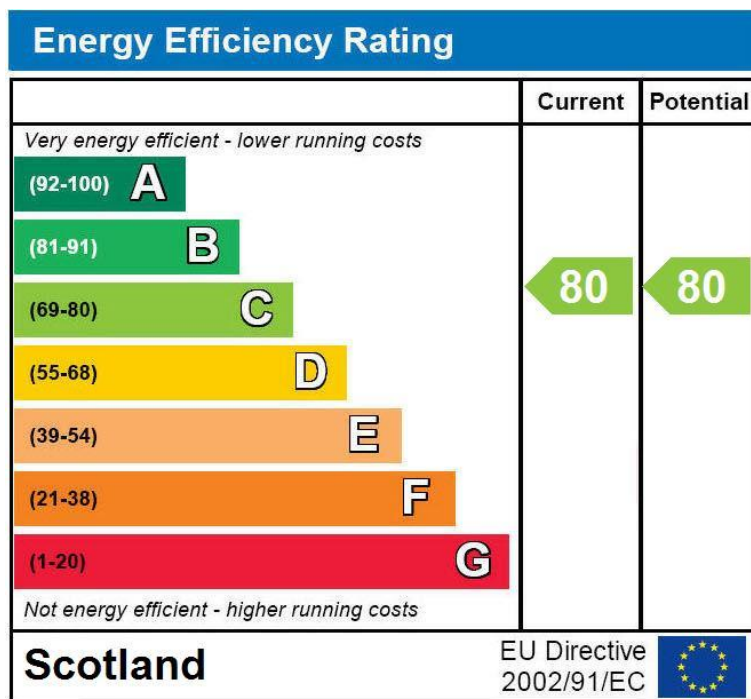
Bedroom 1: 4.00m (13' 1") x 3.64m (11' 11")

Bedroom 2: 3.96m (13' 0") x 3.10m (10' 2")

Bathroom: 1.97m (6' 6") x 1.75m (5' 9")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

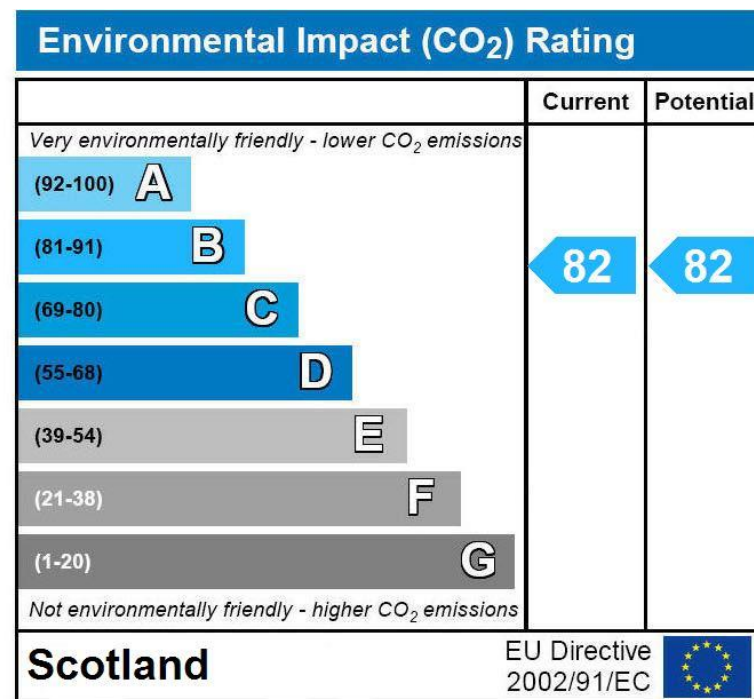


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (80)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band B (82)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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