



Kirkriggs View | Rutherglen | Glasgow | G73 4LF

Offers Over £210,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Kirkriggs View.

A three-bedroom semi-detached villa, in true walk-in condition.

Property Description
This immaculately presented semi-detached villa in the Burnside area offers excellent accommodation over two levels.

The accommodation on offer extends to a welcoming reception hallway with stairs to the upper level. The bright and airy lounge is located to the rear of the property, with open outlooks over the rear-decked garden. The lounge also has hardwood flooring running from the lounge through the hall. To the front of the property is the modern kitchen, which benefits from a range of floor and wall-mounted storage units and contrasting worktops. Completing this level of the home is the family bathroom with a three-piece suite and a shower over the bath with tiled splashback.

Taking the stairs from the hall to the upper level, you reach the master bedroom, which benefits from its own en-suite shower room and built-in storage. There are two further good-sized bedrooms, again with built-in storage.

It is clear that the current owners have invested a great deal of time and effort in creating this exceptional family home.

The property further benefits from Gas Central Heating, Double Glazing, and private gardens to the front, side, and rear, with an extensive decking area set on differing levels to capture the last of the sun on nice, sunny evenings.

Burnside itself offers a range of local amenities, including supermarkets, shops, bars, restaurants, and transport links. You are within walking distance of Burnside train station. There is also a regular bus service giving access to the surrounding area and Glasgow City Centre.

The M74 and M8 networks are also nearby, leading to surrounding locations such as Glasgow's East End and East Kilbride on your doorstep, as well as Glasgow City Centre.

Whilst we endeavour to provide as accurate information as possible our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points and our floor plans may not be exactly to scale.

Please refer to the sellers commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the property can be found here.

