

# 11A Burnside Road

Rutherglen, Scotland, G73 4RF





# Welcome Home



This exceptional three-bedroom upper conversion represents a sublime blend of contemporary design and historical charm, nestled in a prime location with breathtaking views stretching across the city to Ben Lomond. Meticulously designed and lovingly maintained, the property offers a harmonious living space that seamlessly combines modern functionality with elegant architectural details, including heritage-style doors, traditional cornicing, and herringbone wooden flooring.

The property's entrance is a journey of architectural delight, beginning with a narrow, inviting staircase that leads to a light-filled interim space currently serving as an office. Ascending further reveals a magnificent hallway with soaring ceilings and a beautiful white detailed archway, setting the tone for the home's sophisticated interior. The herringbone wooden flooring continues throughout, creating a sense of continuity and refined elegance.

Shall we take a tour?



# The Kitchen

The kitchen is a contemporary masterpiece, featuring stunning green fitted cabinets that elegantly envelop the space. A crisp white countertop provides a striking contrast against the black wash basin and tap, creating an eye-catching focal point. The kitchen benefits from an exceptional aspect, offering panoramic views over the garden and across the city, with distant glimpses of the Campsie Fells providing a breathtaking backdrop to daily life.





# The Dining Room

Positioned at the heart of the property, the dining room is a testament to classic design with a modern twist. Herringbone wooden flooring matches the hallway, while traditional cornicing and heritage doors evoke a sense of timeless sophistication. A beautiful arched window bathes the room in natural light, presenting sweeping city views that transform every meal into a memorable experience.



# The Living Room

The living room features high ceilings and large windows that flood the space with natural light. A magnificent fireplace anchors the room, while exquisite wall paneling adds depth and character. Expansive windows frame stunning views of the Campsie Fells, creating an extraordinary backdrop that invites relaxation and contemplation.







# Bedrooms

The master bedroom is a spacious retreat, featuring built-in storage spanning the entire far wall, complete with mirrored cabinetry that enhances the sense of space. Two additional bedrooms, currently used as children's rooms, offer equally impressive front-facing aspects with beautiful garden views.





# Bathroom & WC

The bathroom is a highlight of the home, featuring a deep oval-shaped standalone bath and a walk-in shower. The toilet and sink is separated from this area by an elegant paned glass partition. White tiled walls are beautifully accented with dark wood elements, creating a spa-like atmosphere of sophistication and comfort.

A compact WC near the entrance provides convenient facilities for guests.





# Garden and Office

The property boasts an extraordinary back garden, extending across three levels at the rear of the house, offering diverse outdoor spaces for relaxation and entertainment. The property also includes the entire front garden which is beautifully landscaped.

A separate, self-contained office with large windows provides a perfect workspace or potential for creative transformation, seamlessly blending functionality with the property's overall aesthetic. A double garage with electric doors adds further practicality to this exceptional home.





The affluent suburb of Burnside, located to the southeast of the city, boasts a wide range of handsome family homes, and is widely regarded as one of the most desirable residential areas to be found on the south of the city. This thriving community includes a number of distinguished schools including Burnside, Calderwood and St Mark's primary schools with Stonelaw High School and Fernhill private school within close proximity. Burnside and Rutherglen have train stations with excellent commuter links to Glasgow City Centre.

The area provides a range of amenities catering for day-to-day needs including a local supermarket, Blairbeth parish church, pharmacies, health care facilities, filling station, tennis, and bowling clubs. For golf enthusiasts, Cathkin Braes and Kirkhill golf courses are within a few miles of the property.

An aerial photograph of the Burnside area in Glasgow, Scotland. The image shows a dense residential neighborhood with many houses, some with red roofs and others with grey. There are green spaces, including a large field in the foreground and several smaller parks. In the background, the city of Glasgow is visible, including the Glasgow City Centre and the Glasgow Airport. A white callout box with a blue arrow points to a specific property at 11A Burnside Road. The callout box has a decorative blue and white diamond pattern above the text.

**11A Burnside Road**



# Floor Plan



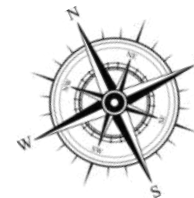
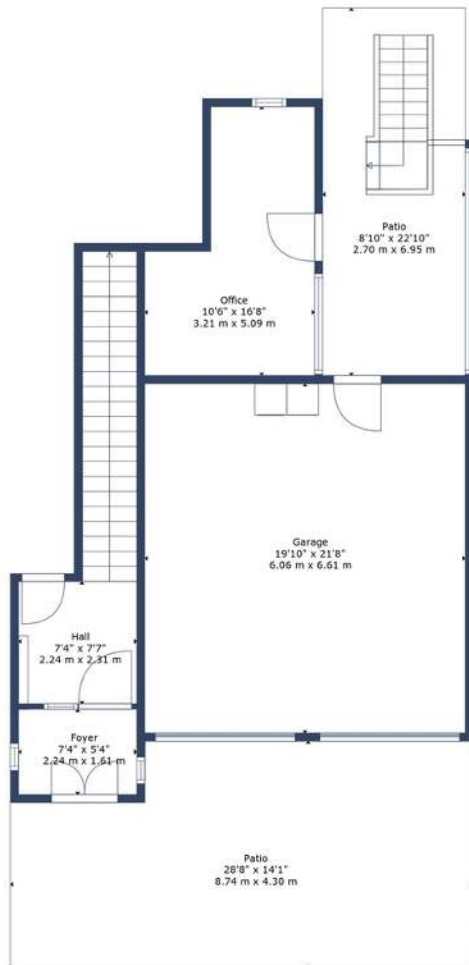
## Location Address

11A Burnside Rd, Rutherglen,  
Scotland G73 4RF

## Approximate Total Area

1605 sq.ft || 149m<sup>2</sup>

The floorplan is for illustrative purposes. All measurements are highly reliable but not guaranteed.





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