



**Flat 10 Burnhill Quadrant, Rutherglen Glasgow G73 1ER**

**welcome to**  
**Flat 10 Burnhill Quadrant,**  
**Rutherglen Glasgow**

- Modern Top Floor Flat
- Stunning Bright Spacious Lounge
- Modern Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom

Tenure: Freehold EPC Rating: D

offers over

**£115,000**

A truly impressive, bright and beautiful top floor flat occupying a superb position within this location.

The accommodation has been well maintained and comprises bright spacious lounge, modern fitted kitchen which has a range of base and wall mounted storage units, two double bedrooms and family bathroom with three piece suite and shower over bath.

Externally there is shared parking and communal areas.

The popular Glasgow town of Rutherglen is host to a range of amenities including an ever vibrant Main Street. The town is also home to popular schooling at both primary and secondary levels. The excellent transport links include a train station and excellent bus links. Rutherglen is also well placed for the M74 and M8 motorway networks which allow easy access throughout Glasgow and the central belt.

**Entrance Hallway**

**Lounge**

17' 8" x 10' 6" ( 5.38m x 3.20m )

**Kitchen**

11' 3" x 7' 9" ( 3.43m x 2.36m )

**Bedroom One**

13' 5" x 10' 3" Max ( 4.09m x 3.12m Max )

**Bedroom Two**

12' 5" x 8' 9" ( 3.78m x 2.67m )

**Bathroom**

6' 2" x 6' 1" ( 1.88m x 1.85m )

**view this property online** [allenandharris.co.uk/Property/BSD108440](http://allenandharris.co.uk/Property/BSD108440)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

**Property Ref:**

BSD108440 - 0002



**0141 613 3992**



[Burnside@allenandharris.co.uk](mailto:Burnside@allenandharris.co.uk)



240 Stonelaw Road, Rutherglen, GLASGOW,  
Lanarkshire, G73 3SA



**[allenandharris.co.uk](http://allenandharris.co.uk)**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [allenandharris.co.uk/Property/BSD108440](http://allenandharris.co.uk/Property/BSD108440)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

**Property Ref:**  
BSD108440 - 0002

  
allen & harris



**0141 613 3992**



[Burnside@allenandharris.co.uk](mailto:Burnside@allenandharris.co.uk)



240 Stonelaw Road, Rutherglen, GLASGOW,  
Lanarkshire, G73 3SA



**[allenandharris.co.uk](http://allenandharris.co.uk)**