



Limeside Avenue, Rutherglen Glasgow G73 3PS

welcome to Limeside Avenue, Rutherglen Glasgow

- Stunning Semi Detached Villa
- Beautiful Entrance Hallway
- Bright Spacious Bay Window Lounge
- Dining Room
- Fitted Kitchen

Tenure: Freehold EPC Rating: E

offers over
£390,000

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Property Ref:
BSD108458 - 0002

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.

Presented to the market is this impressive traditional semi detached sandstone villa set within generous garden grounds perfect for family living.

The accommodation comprises stunning entrance hallway with stained glass windows. A bay windowed lounge with storage alcove and fireplace. Rear facing dining room with a recess and elevated views over the rear garden. Fitted kitchen which has a range of base and wall units and space for appliances. A secondary hallway has a staircase leading to the basement level. Here you will find a separate play room/bedroom, utility room with access to the rear garden, WC and cellar storage. Upstairs there are three good proportioned sized bedrooms and a modern four piece bathroom.

The property further benefits from gas central heating, front and rear gardens and driveway for off street parking. Please also note there has been plans drawn in relation to a rear extension. Please ask for further details.

From the property there is access to main arterial routes which link to the city and outlying areas of Glasgow. Public transport is available within the area including the Rail network from either Burnside or Rutherglen. The motorway network is accessible via M74 at Cambuslang.

The area is well serviced in terms of amenities and facilities including primary and secondary schools, shopping and sporting facilities are also generally available.

Entrance Hallway

Lounge

17' 6" Into Bay x 13' 8" (5.33m Into Bay x 4.17m)

Dining Room

14' 5" Max x 13' 2" Max (4.39m Max x 4.01m Max)

Kitchen

9' 7" x 7' 4" (2.92m x 2.24m)

Bedroom One

17' 5" Into Bay x 10' 9" (5.31m Into Bay x 3.28m)

Bedroom Two

13' 3" x 7' 6" (4.04m x 2.29m)

Bedroom Three

9' 7" x 7' (2.92m x 2.13m)

Bathroom

9' 1" x 7' 1" (2.77m x 2.16m)

Utility Room

9' 8" x 7' 2" (2.95m x 2.18m)

Downstairs Wc

Basement Level



0141 613 3992



Burnside@allenandharris.co.uk



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



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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

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