



**Brownsie Road, Rutherglen Glasgow G73 5AY**

# welcome to Brownside Road, Rutherglen Glasgow

- Stunning Semi Detached Villa
- Bright Spacious Lounge
- Dining Room
- Modern Fitted Kitchen
- Three Bedrooms (Master with WC)

Tenure: Freehold EPC Rating: D

offers over

## £320,000

Maintained to an exacting standard by the existing owners this rarely available semi detached villa should not fail to impress upon inspection. Boasting a plethora of stunning features and generously proportioned apartments the interior offers a versatile layout ideally suited for family living.

The accommodation comprises of entrance porch, immediately impressive and welcoming reception hall, attractive formal lounge with bay window and feature media wall at focal point, pleasant dining room, a well equipped fitted kitchen with a range of base and wall mounted units and access to the rear gardens.

Located at first floor level are three well presented bright and airy double sized bedrooms, master with wc and stunning views. A modern well equipped family bathroom completes the accommodation overall.

This attractive property is further enhanced by a system of gas central heating and double glazed window units. Externally the subjects enjoy excellent gardens surrounding the rear boasting a generous lawn. Ample off street parking is also provided for via monoblock driveway.

Rutherglen offers access to the M74 providing links to Glasgow City Centre and further afield. Main line train station to Glasgow city and Edinburgh.

Viewing is recommended in order to fully appreciate the size, style and quality contained.

## Entrance Hallway

### Lounge

14' 5" Into Bay x 12' 3" ( 4.39m Into Bay x 3.73m )

### Dining Room

16' Max x 12' 7" Max ( 4.88m Max x 3.84m Max )

### Kitchen

7' 7" x 7' 4" ( 2.31m x 2.24m )

### Bedroom One

16' x 12' 4" Max ( 4.88m x 3.76m Max )

### Wc

### Bedroom Two

14' 6" Max x 12' 4" Max ( 4.42m Max x 3.76m Max )

### Bedroom Three

10' x 9' 4" ( 3.05m x 2.84m )

### Bathroom

6' 7" x 6' 4" ( 2.01m x 1.93m )

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#### Property Ref:

BS108419 - 0002



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