



Melrose Court, Rutherglen Glasgow G73 3DB

welcome to Melrose Court, Rutherglen Glasgow

- Ground Floor Flat
- Bright Spacious Lounge
- Fitted Kitchen
- Double Sized Bedroom
- Wet Room

Tenure: Freehold EPC Rating: E

offers over

£85,000

Providing bright and well appointed accommodation this seldom available ground floor flat should appeal to both young and old alike.

Providing accommodation of generous proportions and of a versatile layout the interior comprises shared entrance and stairwell with security entry system, welcoming reception hall, lounge, well equipped kitchen, double bedroom and wet room.

The property features a system of electric heating. Externally there are well maintained garden grounds surrounding complete with bin store and drying facilities. Off street parking bays are also available to front.

The property is situated within the popular area of Rutherglen and is conveniently placed for access to a host of excellent amenities including shops and supermarkets, Rutherglen Main Street is in close proximity from the property and offers a more extensive range of shopping facilities and Rutherglen train station. In addition to this, there are excellent road links close by giving easy access to Glasgow City Centre and the Central Belt motorway network system.

Entrance Hallway

Lounge

13' 5" x 11' 5" (4.09m x 3.48m)

Kitchen

8' 5" x 4' 6" (2.57m x 1.37m)

Bedroom

12' 6" x 9' 6" (3.81m x 2.90m)

Wet Room

9' 5" x 4' 6" (2.87m x 1.37m)

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Property Ref:

BSD108150 - 0002



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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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