



Hillfoot Avenue, Rutherglen Glasgow G73 2LW

welcome to
Hillfoot Avenue, Rutherglen
Glasgow

- Stunning First Floor Flat
- Bright Spacious Lounge
- Modern Fitted Kitchen
- Two Double Bedrooms
- Utility Room & Dressing Room

Tenure: Freehold EPC Rating: C

offers over

£115,000

Occupying a central location within the ever-popular Rutherglen district and presented to the market in excellent condition throughout.

Positioned on the first floor the apartment benefits from main door entry, Furthermore the property boasts private and shared garden.

In brief the accommodation extends to: reception hallway with access to all rooms, well proportioned lounge, modern fitted kitchen which has a range of base and wall mounted storage units, utility room, two good sized bedrooms one with study / dressing room off and to complete the overall accommodation there is a stunning family bathroom. Good storage space.

The property further benefits from gas central heating and on street parking.

Positioned within this prime residential locale the property is well placed for local Rutherglen amenities which provide a range of shops and supermarkets catering for day to day requirements. Alternatively the area benefits from frequent public transport links which provide fast commuter access to nearby East Kilbride and onto Glasgow city centre respectively. Established schooling is available locally at both primary and secondary levels whilst furthermore access pass onto the M74/M8 motorway networks are easily accessible.

Entrance Hallway

Lounge

14' 7" x 12' 7" (4.45m x 3.84m)

Kitchen

12' 7" x 4' 4" (3.84m x 1.32m)

Utility Room

10' 1" x 3' 1" (3.07m x 0.94m)

Bedroom One

11' 5" x 10' 5" (3.48m x 3.17m)

Study / Dressing Room

5' 10" x 5' 10" (1.78m x 1.78m)

Bedroom Two

10' 4" x 10' 8" (3.15m x 3.25m)

Bathroom

6' 5" x 6' 5" (1.96m x 1.96m)

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Property Ref:
BSD108538 - 0002

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