

Melrose Court, Rutherglen Glasgow G73 3DB



welcome to

Melrose Court, Rutherglen Glasgow

- First Floor Flat
- Entrance Hallway
- Bright Spacious Lounge
- Fitted Dining Kitchen
- Two Bedrooms

Tenure: Freehold EPC Rating: D

offers over **£100,000**

Providing bright and well appointed accommodation this first 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, bright spacious lounge, well equipped dining size kitchen which has a range of base and wall mounted storage units, two double bedrooms and bathroom.

The property features security entry system. 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' 4" x 13' 3" (4.06m x 4.04m)

Kitchen 13' 6" x 9' 7" (4.11m x 2.92m)

Bedoom One 13' 5" Max x 9' 3" (4.09m Max x 2.82m)

Bedroom Two 14' 7" Max x 8' (4.45m Max x 2.44m)

Bathroom

9' 7" x 4' 8" (2.92m x 1.42m)

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Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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0141 613 3992



Burnside@allenandharris.co.uk

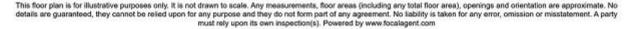


240 Stonelaw Road, Rutherglen, GLASGOW, Lanarkshire, G73 3SA



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