



Peebles Drive, Rutherglen Glasgow G73 3JY

welcome to
Peebles Drive, Rutherglen
Glasgow

- Stunning Semi Detached Bungalow
- Bright Spacious Lounge
- Dining Area
- Modern Fitted Kitchen
- Two Bedrooms

Tenure: Freehold EPC Rating: D

offers over
£260,000

A comprehensively upgraded and extended semi detached bungalow enjoying a prime corner plot within a revered residential pocket of Rutherglen.

The accommodation comprises of welcoming reception hallway, bright spacious lounge with bay window and views over the front gardens, dining area, modern fitted kitchen which has a range of base and wall mounted units, From the kitchen area there is access to side and rear gardens. Also on this level are two bedrooms one to the front and another to the rear and modern shower room.

The upper level is accessed a fixed staircase which takes you up to floored attic space with additional storage.

The property further benefits from gas central heating and double glazing. Externally the property enjoys a corner plot with well maintained gardens to front, side and rear and driveway with electric gates.

Situated within this popular locale the property is well placed for local amenities with a variety of shops within walking distance catering for day-to-day requirements. Alternatively the area benefits from excellent public transport links, which provide fast commuter access to Glasgow City Centre and surrounding areas. Excellent schooling may be found locally both at primary and secondary levels.

Entrance Hallway

Lounge

14' 7" Into Bay x 12' 5" Max (4.45m Into Bay x 3.78m Max)

Dining Area

Kitchen

11' 5" x 10' 1" (3.48m x 3.07m)

Bedroom One

13' 9" Into Bay x 11' 1" Max (4.19m Into Bay x 3.38m Max)

Bedroom Two

11' x 10' 1" (3.35m x 3.07m)

Shower Room

9' 1" x 6' 4" (2.77m x 1.93m)

Floored Attic Space

view this property online allenandharris.co.uk/Property/BS108613



Property Ref:
BS108613 - 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.



0141 613 3992



Burnside@allenandharris.co.uk



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



allenandharris.co.uk



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

view this property online allenandharris.co.uk/Property/BSD108613

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.



0141 613 3992



Burnside@allenandharris.co.uk



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



allenandharris.co.uk



Property Ref:
BSD108613 - 0002