





Reid Street, Rutherglen Glasgow G73 3DN



welcome to

Reid Street, Rutherglen Glasgow

- Delightful Lower Cottge Flat
- Bright Spacious Lounge
- Dining Style Kitchen
- Three Good Size Bedrooms
- Family Bathroom

Tenure: Freehold EPC Rating: C

offers over **£145,000**

Presented to the market is this Lower Cottage Flat situated within the much in demand locale of Rutherglen.

Offering a versatile internal layout and suited to a wide variety of purchasers, ranging from the first time buyer to those considering down sizing, or even an investor looking for a buy-to-let opportunity, this flat will undoubtedly be of wide appeal.

The accommodation comprises: entrance hall, bright spacious lounge, fitted dining kitchen which has a range of base and wall mounted storage units, three double bedrooms and family bathroom with three piece suite.

The property further benefits from gas central heating, off street parking and immaculate gardens.

Rutherglen offers access to the M74 providing links to Glasgow City Centre and further afield and there are a number of well serviced train and bus routes within the town. A selection of primary and secondary schooling is available as well as an abundance of shops, bars, restaurants, a library, and parks providing recreational grounds and much more within this established residential area.

Early viewing is strongly advised to avoid disappointment.

Entrance Hallway

Lounge 13' 2" x 13' (4.01m x 3.96m)

Kitchen 13' x 8' 6" Max (3.96m x 2.59m Max)

Bedroom One 12' 4" x 11' 9" (3.76m x 3.58m)

Bedroom Two 12' x 10' (3.66m x 3.05m)

Bedroom Three 12' 1" x 9' 3" (3.68m x 2.82m)

Bathroom

10' 4" x 5' (3.15m x 1.52m)

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Property Ref: BSD108676 - 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.

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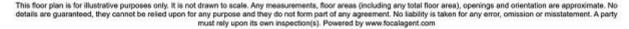
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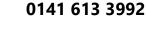
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