



**Montford Avenue, Rutherglen Glasgow G73 2EG**

## welcome to Montford Avenue, Rutherglen Glasgow

- Upper Cottage Flat
- Bright Spacious Lounge
- Open Plan Dining Area
- Modern Fitted Kitchen
- Two Bedrooms

Tenure: Freehold EPC Rating: C

offers over

# £110,000

**\*\* CLOSING DATE WED 09/04 AT 12 NOON\*\***

Having been maintained to an exacting standard by the existing owner this generously proportioned upper cottage flat should not fail to impress upon inspection.

The interior comprises of welcoming reception hall with storage off, attractive formal lounge with open plan dining area, modern fitted kitchen displaying base and wall mounted units, two generously proportioned double bedrooms and modern bathroom completes the accommodation.

Externally the property offers stunning landscaped gardens which are located to the rear and driveway providing off street parking to the front. Sizable outdoor storage shed for additional storage.

Located within this established and convenient locale the property is well placed for local shops catering for day to day requirements. Excellent public transport links are available close by which provide fast commuter access to Glasgow city centre and nearby destinations. Excellent schooling can also be found locally both at primary and secondary levels. Access to the M74 motorway network can be reached within a 10/15 minutes average drive.

### Entrance Hallway

### Lounge / Open Plan Dining

17' 7" Max x 16' 7" Max ( 5.36m Max x 5.05m Max )

### Kitchen

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

### Bedroom One

15' 4" x 11' 1" ( 4.67m x 3.38m )

### Bedroom Two

11' 1" x 9' 8" ( 3.38m x 2.95m )

### Bathroom

6' 5" x 5' 2" ( 1.96m x 1.57m )

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#### Property Ref:

BSD108277 - 0004

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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](http://www.focalagent.com)

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