



**Flat 1/1 Main Street, Rutherglen Glasgow G73 3AT**

**welcome to**

## **Flat 1/1 Main Street, Rutherglen Glasgow**

- Stunning First Floor Flat
- Bright Spacious Lounge
- Fitted Kitchen
- Two Good Sized Bedrooms
- Family Bathroom

Tenure: Freehold EPC Rating: C

offers over

**£90,000**

**\*\* CLOSING DATE WED 16TH APRIL 2025 AT 12 NOON\*\***

Enjoying a prime position within this central and convenient location, this first floor flat is presented to the market in excellent order throughout and provides bright generously proportioned accommodation of a versatile layout.

The accommodation comprises of entrance hallway, attractive bright spacious lounge, well equipped fitted kitchen which has a range of base and wall mounted units, two good sized bedrooms and family bathroom.

The property further benefits from gas central heating, security entry system and on street parking.

The popular Glasgow town of Rutherglen is host to a range of amenities including an ever vibrant Main Street. The town is also home to popular schooling at both primary and secondary levels. The excellent transport links include a train station and excellent bus links. Rutherglen is also well placed for the M74 and M8 motorway networks which allow easy access throughout Glasgow and the central belt.

### **Entrance Hallway**

### **Lounge**

14' 5" x 12' 7" ( 4.39m x 3.84m )

### **Kitchen**

11' x 7' 6" ( 3.35m x 2.29m )

### **Bedroom One**

13' 4" x 12' 7" ( 4.06m x 3.84m )

### **Bedroom Two**

10' 9" Max x 10' 3" ( 3.28m Max x 3.12m )

### **Bathroom**

7' 6" x 5' ( 2.29m x 1.52m )

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#### **Property Ref:**

BSD108584 - 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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