



Kingsbridge Drive, Rutherglen Glasgow G73 2BU

welcome to Kingsbridge Drive, Rutherglen Glasgow

- Extended Upper Cottage Flat
- Bright Spacious Lounge
- Fitted Kitchen
- Extended Dining Room
- Office / Study

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£120,000

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

The interior comprises of welcoming reception hall with storage off, attractive formal lounge, separate dining room, modern fitted kitchen displaying base and wall mounted units, study / office room, two generously proportioned double bedrooms (one with bay window) and modern bathroom with three piece suite completes the accommodation.

Externally the property offers maintained level landscaped gardens which are located to the rear and driveway. The property also has gas central heating and double glazing.

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

14' 9" x 12' 2" Max (4.50m x 3.71m Max)

Kitchen

6' 5" x 6' 4" (1.96m x 1.93m)

Dining Room

17' 2" x 8' 6" (5.23m x 2.59m)

Office / Study

11' 6" x 6' 2" (3.51m x 1.88m)

Bedroom One

16' 3" Into Bay x 11' (4.95m Into Bay x 3.35m)

Bedroom Two

11' 3" x 9' 5" (3.43m x 2.87m)

Bathroom

6' 8" x 5' 7" (2.03m x 1.70m)

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Property Ref:
BSD108407 - 0003

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