



Menteith Place, Rutherglen Glasgow G73 5RQ

welcome to Menteith Place, Rutherglen Glasgow

- Stunning Ground Floor Flat
- Bright Spacious Lounge
- Modern Fitted Kitchen
- Great Size Bedroom
- Bathroom

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

offers over
£85,000

Offering bright and generously proportioned accommodation this ground floor property enjoys a convenient location within this established residential locale.

Internally the accommodation comprises of shared entrance and stairwell, reception hall, bright spacious lounge, modern fitted kitchen which has a range of base and wall mounted storage units, bright double bedroom with fitted wardrobes and bathroom with three piece suite completes the accommodation.

The property further benefits from security entry and shared parking. The property is in true walk-in condition and will not fail to impress on inspection.

Positioned within this prime residential locale the property is well placed for local Rutherglen amenities which provide a range of shops and supermarkets catering for day to day requirements. Alternatively the area benefits from frequent public transport links which provide fast commuter access to nearby East Kilbride and onto Glasgow city centre respectively. Established schooling is available locally at both primary and secondary levels whilst furthermore access pass onto the M74/M8 motorway networks are easily accessible.

Entrance Hallway

Lounge

13' 7" x 10' 8" (4.14m x 3.25m)

Kitchen

10' 7" x 8' 3" (3.23m x 2.51m)

Bedroom

Irregular Shaped Room 12' 2" x 11' 5" (3.71m x 3.48m)

Bathroom

8' 3" x 4' 2" (2.51m x 1.27m)

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Property Ref:
BSD108841 - 0002

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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

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