



Montford Avenue, Rutherglen Glasgow G73 2EH

welcome to Montford Avenue, Rutherglen Glasgow

- Stunning Upper Cottage Flat
- Bright Spacious Lounge
- Fitted Kitchen
- Dining Room / Bedroom Three
- Two Bedrooms (One With Bay Window)

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

offers over
£110,000

Offering to the market this generously proportioned upper cottage flat situated within this popular locale.

Enjoying a prime position within this popular pocket, the interior comprises welcoming entrance hallway, bright formal lounge, modern fitted kitchen with a range of base and wall mounted units, dining room / bedroom three, two bedrooms (one with bay window lounge) and family bathroom with three piece suite.

Externally the property enjoys gardens to the rear and gas central heating. Viewing is essential in order to appreciate the size, style and quality contained within.

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.

Early Viewing Advised.

Entrance Hallway

Lounge

15' 4" x 12' 1" (4.67m x 3.68m)

Kitchen

6' 7" x 6' 5" (2.01m x 1.96m)

Dining Room / Bedroom Three

12' 1" x 6' 3" (3.68m x 1.91m)

Bedroom One

15' Not Into Bay x 10' 9" (4.57m Not Into Bay x 3.28m)

Bedroom Two

11' 1" x 9' 5" (3.38m x 2.87m)

Bathroom

7' 2" x 5' 1" (2.18m x 1.55m)

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Property Ref:
BSD108817 - 0002

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0141 613 3992



Burnside@allenandharris.co.uk



240 Stonelaw Road, Rutherglen, GLASGOW,
Lanarkshire, G73 3SA



allenandharris.co.uk



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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