



Woodend Road, Rutherglen Glasgow G73 4DX

welcome to Woodend Road, Rutherglen Glasgow

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Upper Maisonette Flat
- Two Double Bedrooms

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price
£50,000

Presented to the market is this generously proportioned upper floor maisonette flat that requires internal upgrading.

Internally the accommodation comprises of welcoming reception hall, formal lounge, fitted kitchen with a range of base and wall mounted units, two generous bedrooms and bathroom incorporating three piece suite.

The property further features on street parking, Viewing is essential in order to appreciate the size and style contained within.

Positioned within this prime residential locale the property is well placed for local Cambuslang/ Burnside/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.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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Property Ref:
BSD108668 - 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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