



**Cambuslang Road, Rutherglen Glasgow G73 1BQ**

**welcome to**

## **Cambuslang Road, Rutherglen Glasgow**

- Two spacious bedrooms
- Ground floor position with private front garden
- Residential parking to rear
- Convenient access to M74 and Glasgow City Centre
- Ideal for Buy-to-Let investors or first-time buyers

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

offers over

**£110,000**

An excellent opportunity for Buy-to-Let investors or first-time buyers, this well-presented 2 bedroom ground floor flat is ideally located on Cambuslang Road in the popular Rutherglen area. Offering easy access to Glasgow City Centre and excellent transport links via the nearby M74 motorway, this property combines convenience with comfortable living.

The accommodation comprises a generously sized living room ideal for relaxing or entertaining, a well-proportioned kitchen, two bedrooms - one of which benefits from a fitted wardrobe - and a bright family bathroom. The flat also features a private front garden space, perfect for enjoying outdoor time, and is set within a clean and well-maintained close.

There is residential parking available to the rear, adding to the practicality of this desirable ground floor home.

This is a fantastic opportunity to acquire a well-located property in a sought-after area. Early viewing is highly recommended

### **Living Room**

13' x 12' 6" ( 3.96m x 3.81m )

### **Kitchen**

10' x 7' 7" ( 3.05m x 2.31m )

### **Bedroom 1**

12' 9" x 8' 5" ( 3.89m x 2.57m )

### **Bedroom 2**

10' 5" x 8' 3" ( 3.17m x 2.51m )

### **Bathroom**

9' 6" x 6' 7" ( 2.90m x 2.01m )

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**Property Ref:**  
BSD108925 - 0004

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