



Balvaird Drive, Rutherglen GLASGOW G73 2PX

welcome to

Balvaird Drive, Rutherglen GLASGOW

- Traditional upper flat with main door access
- Bright and spacious bay-windowed lounge
- Two generously sized bedrooms
- Private outdoor space with decking
- Separate study/office room

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

offers over

£215,000

**** CLOSING DATE FRI 19TH SEPT AT 12 NOON****

Located on the highly sought-after Balvaird Drive in Rutherglen, this charming upper two-bedroom traditional flat with main door access offers the perfect blend of character and modern style. The property is uniquely decorated with an eye for detail, creating a warm and inviting home that stands out from the rest.

The accommodation comprises a bright and spacious living room with a beautiful large bay window, flooding the space with natural light. A second living room, complete with a log burner, provides a cosy retreat and flows seamlessly into a modern fitted kitchen, ideal for both entertaining and everyday living.

There are two well-proportioned bedrooms, both offering comfort and versatility, along with a stylish bathroom finished to a high standard. In addition, the flat benefits from a separate study/office room, making it perfect for home working or as a quiet reading space.

Externally, the property boasts a private outdoor area with decking, offering a wonderful spot to relax or entertain in the warmer months.

Situated in one of Rutherglen's most desirable addresses, this home combines traditional charm with contemporary features, making it an ideal choice for a wide range of buyers. Early viewing is highly recommended.

Living Room

16' 6" max x 16' 2" max (5.03m max x 4.93m max)

Reception Room/Dining Room

Irregular Shaped Room 14' 2" x 13' 1" (4.32m x 3.99m)

Kitchen

10' 3" x 6' 6" (3.12m x 1.98m)

Bedroom 1

12' 9" x 10' (3.89m x 3.05m)

Bedroom 2

12' 5" x 9' 8" (3.78m x 2.95m)

Bathroom

12' 8" x 10' 8" (3.86m x 3.25m)

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Property Ref:
BSD108945 - 0004

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