









welcome to

Bullionslaw Drive, Rutherglen Glasgow

- proportioned bedrooms
- Bright lounge with ample natural light
- Large kitchen with generous storage and dining space
- Family bathroom with separate bath and shower
- Private garden with mature greenery and flowers

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

Spacious upper flat with three well-

This well-presented upper three-bedroom flat in the heart of Rutherglen offers bright and spacious living, making it an excellent choice for families seeking both comfort and convenience.

The property comprises three generously sized bedrooms, a welcoming lounge, and a large fitted kitchen with ample storage. The family bathroom benefits from both a separate bathtub and walk-in shower, ideal for modern family living.

Externally, the property boasts a private garden filled with greenery and colourful flowers, providing the perfect outdoor space for relaxation, play, or entertaining.

Located within a popular residential area, the flat is well placed for local amenities, schools, and transport links, offering a great balance of suburban peace with easy access to the city.

Living Room

15' 2" x 13' 3" (4.62m x 4.04m)

Kitchen

11' 7" x 10' 4" (3.53m x 3.15m)

Wc/ Utility

6' 4" x 4' 9" (1.93m x 1.45m)

Bedroom 1

15' 1" x 10' 5" (4.60m x 3.17m)

Bedroom 2

12' 5" x 10' 3" (3.78m x 3.12m)

Bedroom 3

11' 1" x 10' 6" (3.38m x 3.20m)

Bathroom

11' 1" x 10' 6" (3.38m x 3.20m)

£140,000

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Property Ref: BSD108864 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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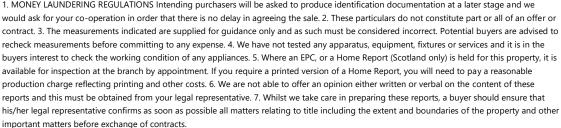


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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