



Upper Bourtree Drive, Rutherglen Glasgow G73 4EJ

welcome to

Upper Bourtree Drive, Rutherglen Glasgow

- Highly desirable Burnside location
- Modern fitted kitchen with appliances
- Three bedrooms
- Modern family shower room
- Bright rear sun room leading to garden

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

offers over

£265,000

Located in the highly desirable area of high Burnside, this immaculate three-bedroom semi-detached house offers a perfect blend of modern living and family comfort. Beautifully presented throughout, the property boasts a contemporary kitchen complete with fitted appliances, ensuring style and practicality in equal measure.

To the rear, a bright and airy sun room provides the ideal space to relax or entertain, opening directly onto a well-maintained private garden - perfect for summer evenings or family gatherings. The exterior further benefits from a front garden, private driveway, and a garage, offering both convenience and kerb appeal.

Upstairs, the home comprises three well-proportioned bedrooms and a modern family shower room, designed with both comfort and functionality in mind. With its spacious layout, modern finishes, and sought-after location, this property is an ideal family home.

Living Room

16' 2" x 12' (4.93m x 3.66m)

Kitchen

18' 6" x 8' 7" (5.64m x 2.62m)

Sun Room

10' 4" x 9' 7" (3.15m x 2.92m)

Bedroom 1

12' 9" x 10' 7" (3.89m x 3.23m)

Bedroom 2

12' 3" x 11' 2" (3.73m x 3.40m)

Bedroom 3

9' x 7' 6" (2.74m x 2.29m)

Bathroom

6' 1" x 5' 7" (1.85m x 1.70m)

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Property Ref:
BSD108851 - 0003

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