



allen & harris

**30 Watson Avenue,**

Rutherglen,

Glasgow,

G73 2NL



## THE PROPERTY

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**An exceptional red sandstone fronted end terraced villa situated within this established and popular residential locale and providing generously proportioned accommodation formed over an impressive three levels.**

Providing deceptively spacious and versatile accommodation this attractive traditional sandstone fronted end terraced villa offers bright and well appointed accommodation formed over an impressive three levels. The accommodation extends to entrance vestibule, immediately impressive and welcoming reception hall, attractive formal lounge with bay window viewing to front, beautifully presented dining room, modern fitted kitchen with convenient rear porch area and a versatile study/sixth bedroom completes the ground floor accommodation. Located at half landing and first floor levels are three beautifully presented and well proportioned bedrooms and a luxury fitted bathroom which incorporates three piece suite with shower. The accommodation continues at lower ground floor level which offers a converted basement area providing an impressive two further double sized bedrooms, additional bathroom and convenient utility area. This property features a neutral decorative theme throughout, a system of gas central heating and double glazed window units. Externally the property also offers its own private garden grounds which are located to front and rear whilst offstreet parking is provided for via a single detached garage position to the rear which is accessed via communal way. Viewing is essential to appreciate the size, style and proportions on offer within this versatile and impressive family home.

Located within this established and convenient locale the property is well placed for most local amenities with Rutherglen main street providing a diverse range of shops, supermarkets and recreational facilities as well as a selection of bars and restaurants. The area benefits from frequent public transport links which provide fast commuter access to nearby East Kilbride and Glasgow city centre. Established schooling is available locally at both primary and secondary level whilst furthermore access pass onto the M74 motorway network are reachable within a respectable 10 minutes drive.

#### REFERENCE

BSD3960

#### PRICE

On application

#### SELLER

Clients of Allen & Harris

#### PROPERTY ADDRESS

30 Watson Avenue, Rutherglen, Glasgow, G73 2NL.

#### VIEWING

By appointment, please, through our Burnside branch, 240 Stonelaw Road, 0141 613 3992.

#### THE NEXT STEP

To register your interest in this property, please contact Judith Baird 0141 613 3992.

#### OFFERS

All offers and intimations of interest are being handled by our Burnside office. Telephone 0141 613 3992. Our client is not bound to accept the highest, or any offer.

#### MARKET APPRAISALS

For an up-to-date market appraisal on your own property, please telephone 0141 613 3992. This is a complimentary service and will help you to calculate your purchasing power.

#### ALLEN & HARRIS BURNSIDE

240 Stonelaw Road

Burnside G73 3SA

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f (0141) 643 1111

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sequencehome.co.uk



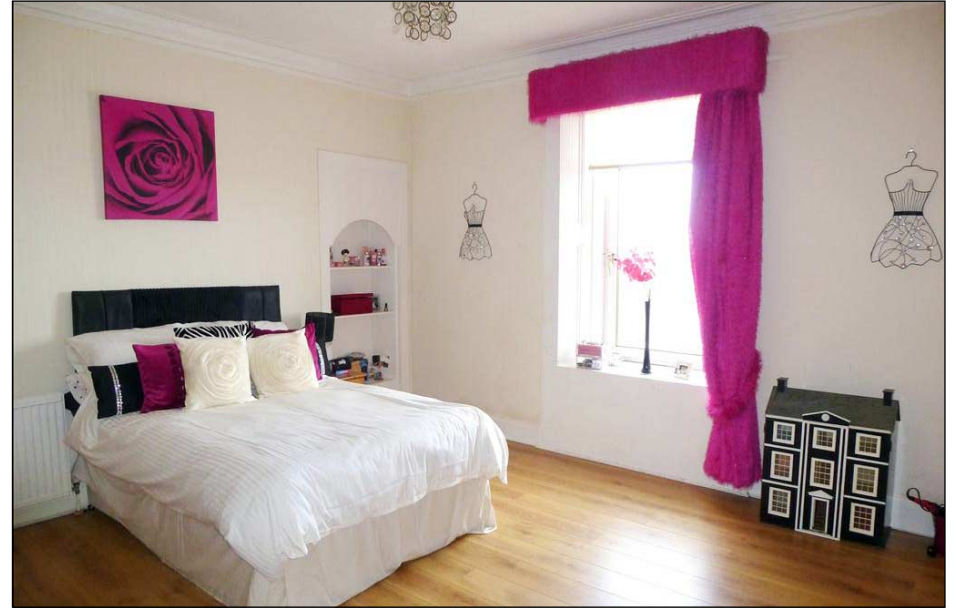
## THE PROPERTY

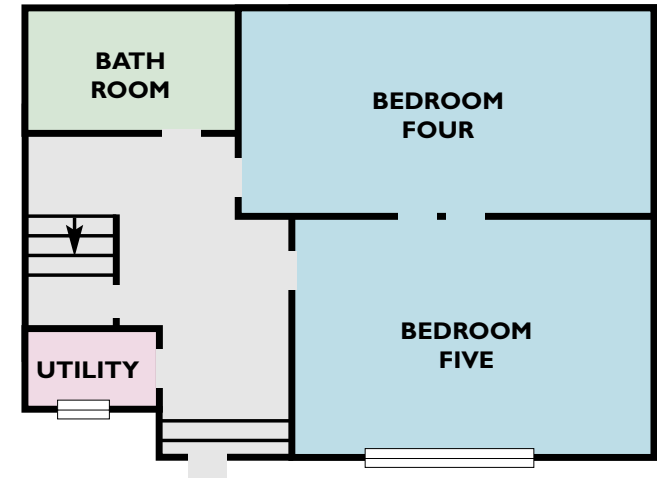
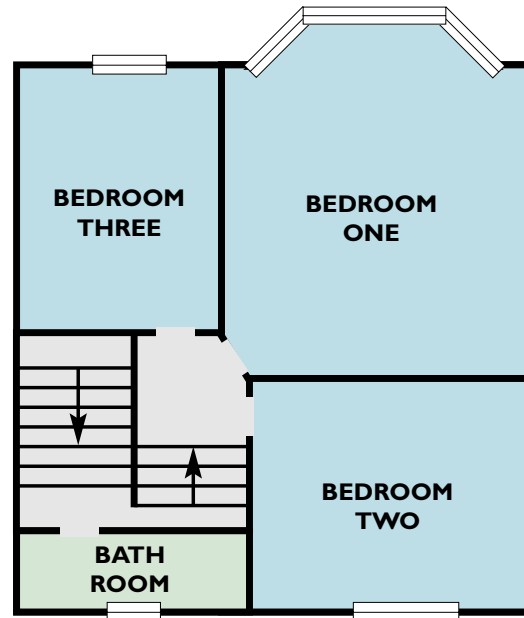
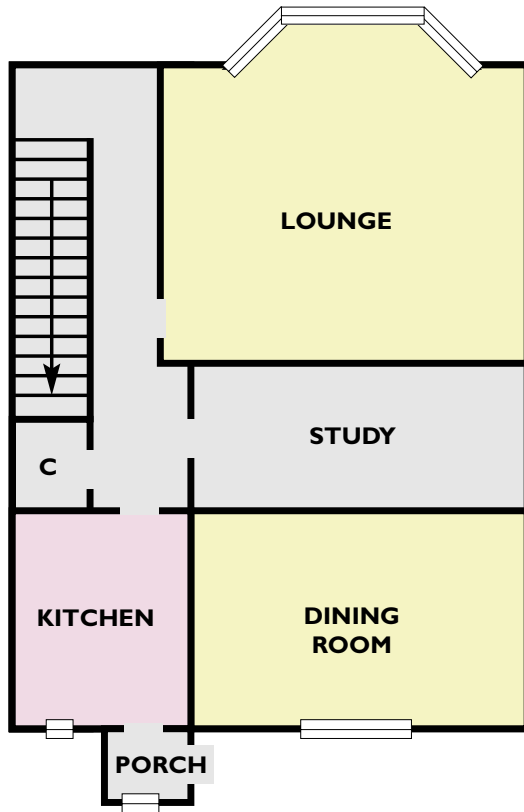
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## THE PROPERTY





note: all floorplans, where shown, are schematic only - not to scale

**LOUNGE**  
16,07 x 16,02 including bay

**DINING ROOM**  
14,10 x 9,02

**KITCHEN**  
9,11 x 7,03

**UTILITY ROOM**  
8,07 x 6,07

**BEDROOM ONE**  
18,05 into bay x 16,03

**BEDROOM TWO**  
11,01 x 8,05

**BEDROOM THREE**  
14,06 x 14,10

**BEDROOM FOUR**  
15,04 x 11,06 maximum to include fitted wardrobes

**BEDROOM FIVE**  
16,01 x 14,09

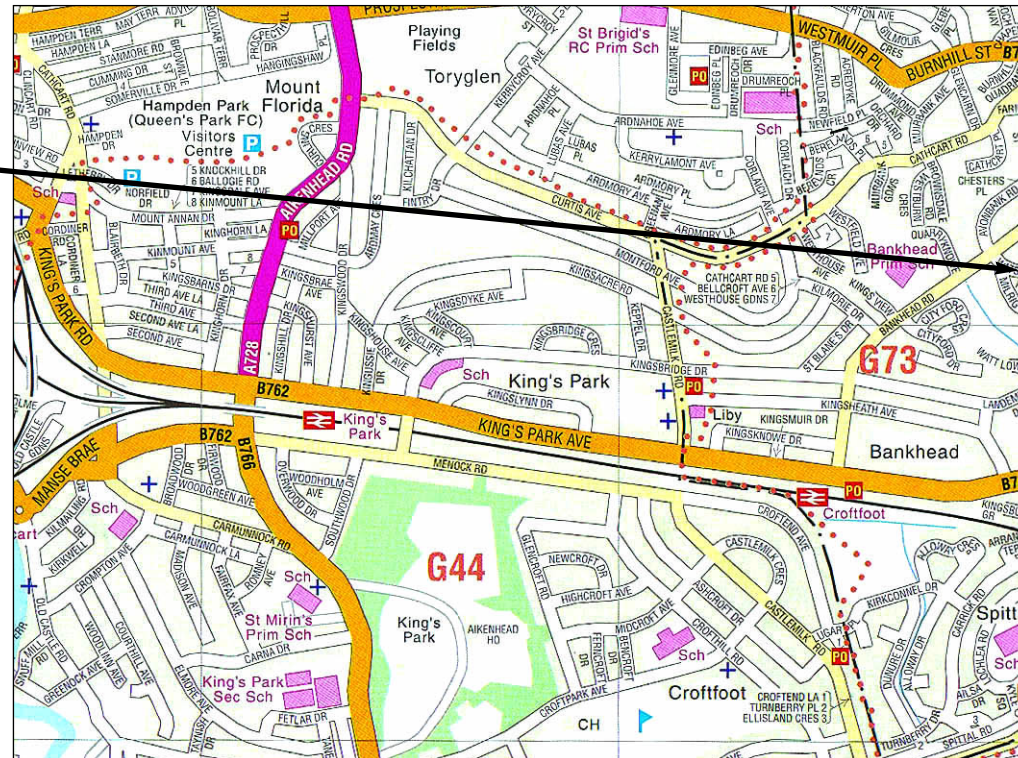
**STUDY/BEDROOM SIX**  
14,09 x 6,10

**BATHROOM**  
9,11 x 5,07



## TRAVEL DIRECTIONS

See location map.



**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations 2003:** 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 will be no delay in agreeing the sale.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.