





Rutherglen

Milrig Road, Rutherglen, G73 2NQ

Independent Estates



Directions

Traveling along Main Street with the Town Hall on your right, at traffic lights turn left toward East Kilbride onto Mill Street. Take your first right onto Bankhead Road then third left onto Watson Avenue then first right onto Milrig Road and the property is situated on your right.

Viewing

Strictly by appointment via Independent Estates

Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

Rooms

Entrance Hallway	2.25m x 2.04m	Living Room	4.55m x 3.97m
Kitchen	3.61m x 1.51m	Bedroom One	3.98m x 3.29m
Bedroom Two	3.99m x 2.72m	Shower Room	1.88m x 1.70m

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

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Independent Estates are pleased to offer to the market this immaculate upper Cottage Flat which is located in the popular south side suburb of Rutherglen, approximately six miles from the city centre. The property offers deceptively spacious accommodation and garden overlooking Woodland and Cityford burn. It is well placed for access to local amenities and it is within walking distance of Rutherglen Main Street, where a variety of shops cater for day to day requirements. There is a 24 hour Asda and Tesco both a short car drive away, the area also has highly regarded schools at both primary and secondary levels. There is a good public transport system, with regular bus services throughout the area and to surrounding districts. There is a train station off Main Street which has regular services into Glasgow City Centre. For those who commute by car, the road and motorway network give access to most centres of business throughout the central belt. The area has a variety of recreational amenities including popular golf, tennis and bowling clubs and several public parks.

Accommodation comprises: Entrance to property via side facing upvc door giving access to carpeted staircase hallway. Side facing carpeted upper landing leads to lounge, kitchen, shower room, bedroom one and loft access. Spacious front facing lounge with fitted carpet. Rear facing bedroom two is accessed from lounge with fitted carpet and wardrobes. Front facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, gas hob, extractor and vinyl flooring. Bedroom one is again rear facing with fitted carpet and two storage cupboards. Side facing shower room comprising low flush wc, wash hand basin, shower cubicle, partially tiled walls and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Generous rear garden is mainly laid to lawn with raised patio area enjoying views over woodland and Cityford burn.

EXTRAS - All floor coverings, light fittings and window blinds.



Offers Over £114,000