

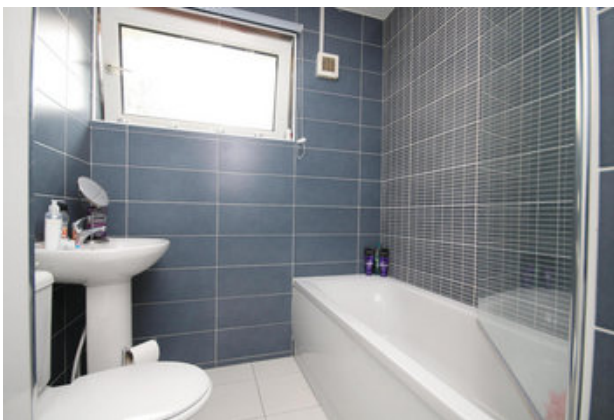
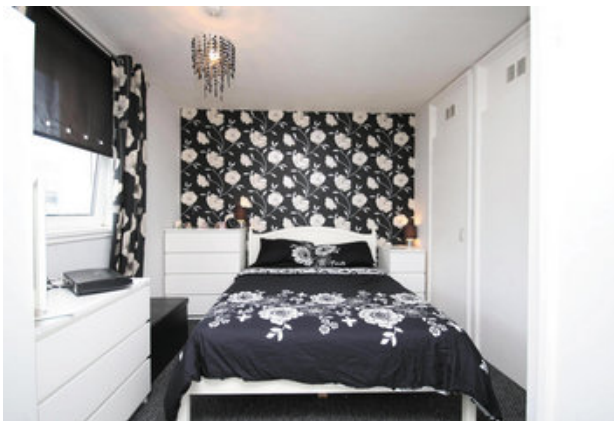
81 Brownsdale Road | Rutherglen | G73 2RG



**PJ** | **Pacitti Jones**  
[pacittijones.co.uk](http://pacittijones.co.uk)







## Description

This is an absolutely stunning maisonette flat occupying the ground and first floor levels of a recently refurbished building in an established pocket of Rutherglen close to a host of excellent amenities.

Internally, the property has been comprehensively refurbished and is offered for sale in first class order. Improvement works include re-plastered walls/ceilings, replacement floor coverings, a full re-wire, a fully re-fitted kitchen and bathroom, double glazing and a renewed system of gas fired central heating. Early inspection is highly recommended.

The accommodation in brief comprises a welcoming entrance hallway with carpeted staircase off to the upper landing and access off to all ground floor apartments. To the front of the property is an impressive sized lounge with deep under stair storage cupboard off. The kitchen sits on semi open plan to the lounge and is extensively fitted with a range of base and wall mounted units. The upper landing provides access off to two good sized double bedrooms with fitted wardrobe/storage space and a well-appointed, fully tiled, bathroom with fitted linen cupboard and a contemporary white three piece suite with thermostatic mixer shower over bath.

Externally, there is a well-kept residents' gardens to rear, a shared drying room and a private out house/cellar.

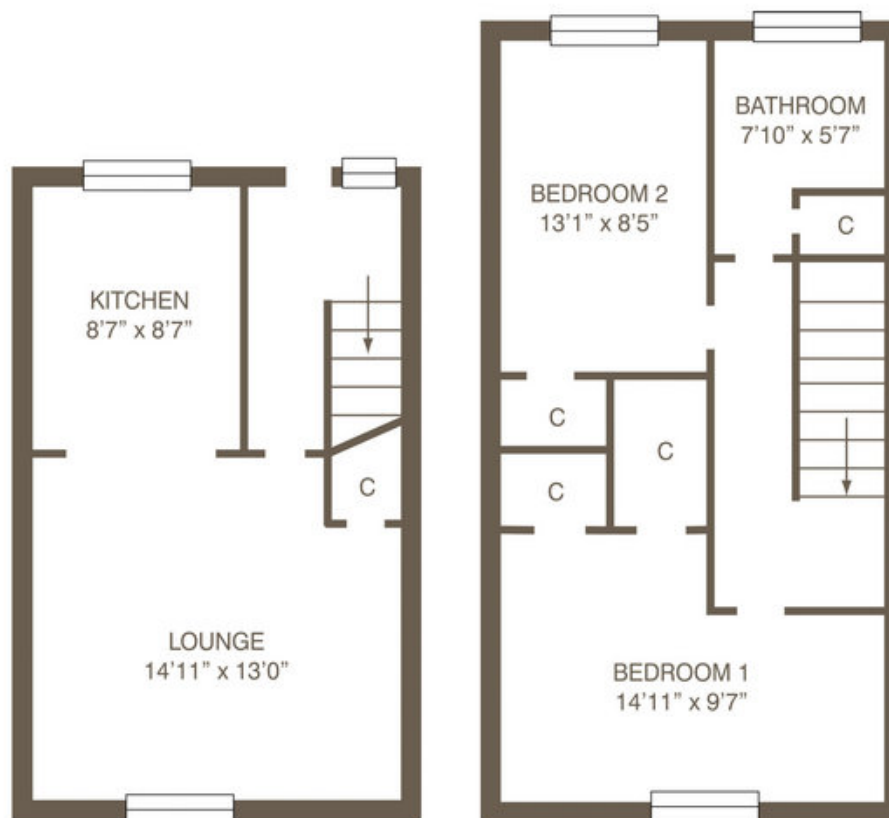
The property is quietly situated within this popular location to the south of Glasgow and is conveniently placed for access to all local amenities including schools, shops and public transport services. In addition to this, there are excellent road links close by giving easy access to Glasgow City Centre and the Central Belt motorway network system.

The Energy Performance rating on this property is C.

## Key Features

- Two bedroom maisonette flat
- Extensively refurbished in 2016
- Generous room proportions
- Immaculate walk-in condition
- Refurbished building

# Floorplan



FLOORPLANS ARE INDICATIVE ONLY - NOT TO SCALE

## Travel Directions

From Pacitti Jones office on Stonelaw Road, travel south and turn left into Rodger Drive. Continue to the end of Rodger Drive and turn right at the traffic lights into Mill Street. Continue along to the traffic light junction with Rutherglen Main Street and turn left into Burnhill Street. Take the first turning on the left into Cathcart Road and follow the road down. Take the second turning on the left into Brownsdale Road where the property is located within the building in the far left hand corner.



Find us online at [pacittijones.co.uk](http://pacittijones.co.uk)

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GPSC Ref 243876



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