



OFFERS OVER  
**£270,000**  
**Waverley Drive**  
Glasgow, G73 3HZ

## PROPERTY SUMMARY

This charming extended four-bedroom semi-detached house is located on Waverley Drive in Rutherglen. Upon entering, the property welcomes you through an inviting entrance vestibule, leading into a bright hallway. From here, there is access to two well-proportioned downstairs bedrooms, a beautifully presented family bathroom, and an open plan lounge with an adjoining dining area. The rear-facing kitchen, accessed via the lounge, is equipped with modern fitted wall and base units, offering both style and practicality.

The downstairs family bathroom is a real feature of the property, with its fully tiled walls and floor, a shower over the bath, and a built-in vanity unit, all finished to a high standard. Upstairs, the converted loft space offers two additional good-sized bedrooms, one of which is currently used as an office, alongside a family shower room.

Outside, the property benefits from a private back garden with a lovely decked area, perfect for outdoor entertaining. The garden also provides access to a garage, located at the end of a generous monoblock driveway, ensuring plenty of off-street parking.

Located in Rutherglen, this property benefits from an array of local amenities. The area boasts a range of shops, cafes, and restaurants, as well as reputable schools, making it ideal for families. For leisure and entertainment, residents can enjoy nearby parks, a local leisure centre, and the Rutherglen Town Hall, which regularly hosts community events, theatre performances, and concerts. The area is also well-served by excellent transport links, with regular bus services and Rutherglen train station offering quick and convenient access to Glasgow city centre and beyond. The nearby M74 motorway provides easy access to the wider motorway network, making this an ideal location for commuters.

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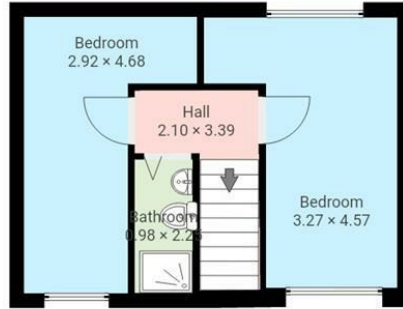
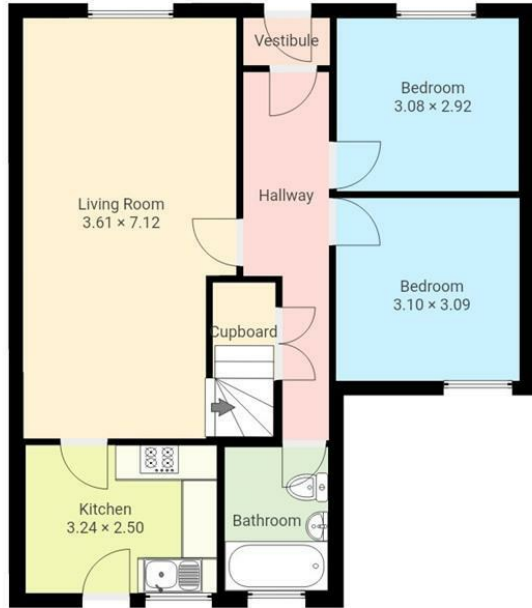
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## LOCAL AUTHORITY


## TENURE

Freehold

## COUNCIL TAX BAND

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



HEMMINGS HOMES

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