



Lower Maisonette Flat
53 Brownsdale Rd, Rutherglen G73 2RG


McSparran McCormick
SOLICITORS, NOTARIES & ESTATE AGENTS



DESCRIPTION & LOCATION

This lower maisonette flat offers recently renovated accommodation arranged over two levels and presented to the market in walk in condition throughout.

The property has main door access at ground floor level, with private entrance hall leading directly to the lounge and kitchen and to upper floor level via a carpeted staircase. The spacious lounge has a red facing double glazed window and new carpeting. The kitchen is well fitted out with a range of contemporary base and wall mounted storage units, incorporating worktop surface areas, stainless steel sink and drainer as well as an integrated hob and oven.

At upper floor level there is a carpeted landing with handy storage cupboard. There are two double sized bedrooms with new carpeting and fitted wardrobes. The bathroom has a newly fitted 3-piece suite comprising WC, vanity style wash hand basin and bath with shower and screen.

The property further benefits from having gas central heating and double glazing, whilst externally there are communal gardens, partly laid in lawn and offering shared drying facilities.

The property forms part of an established residential area, conveniently placed for accessing a host of local amenities within Rutherglen including excellent public transport links, shops, bars and cafes. 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.

MEASUREMENTS

ENTRANCE HALL

22'8" x 8'2"

LOUNGE

14'11" x 13'1"

KITCHEN

9'8" x 8'8"

UPPER FLOOR LANDING

BEDROOM ONE

14'11" x 9'8"

BEDROOM TWO

13'0" x 8'6"

BATHROOM

8'3" x 6'3"

EPC

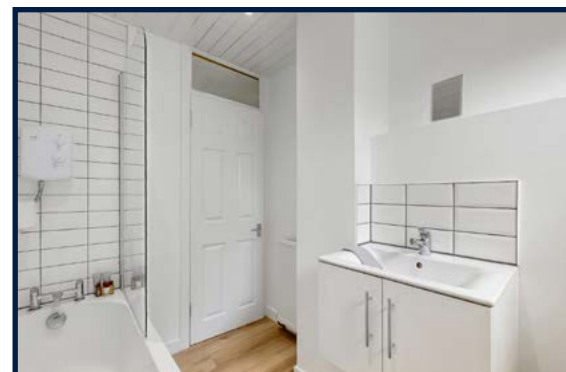
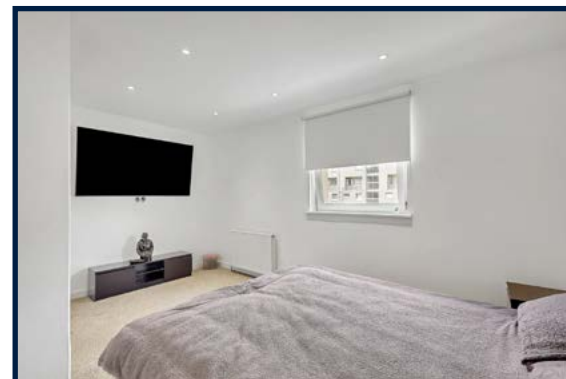
Band "C"

VIEWING

McSparran McCormick 0141-248-7962

DATE OF ENTRY

Negotiable

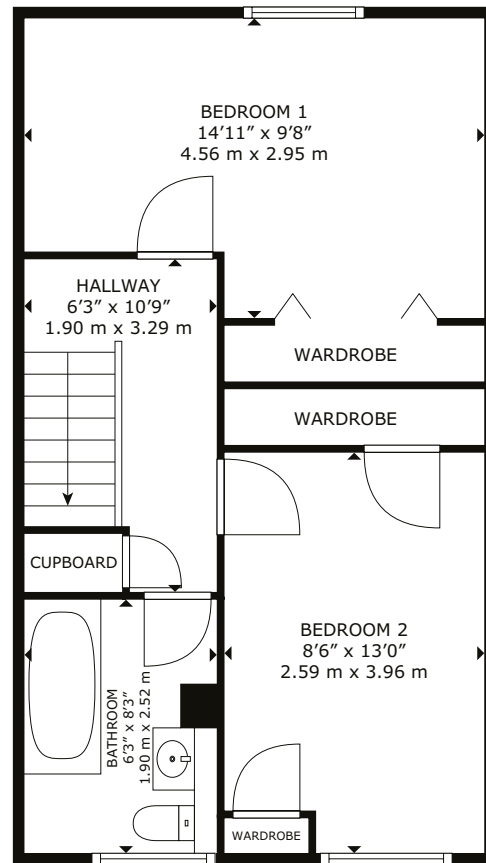
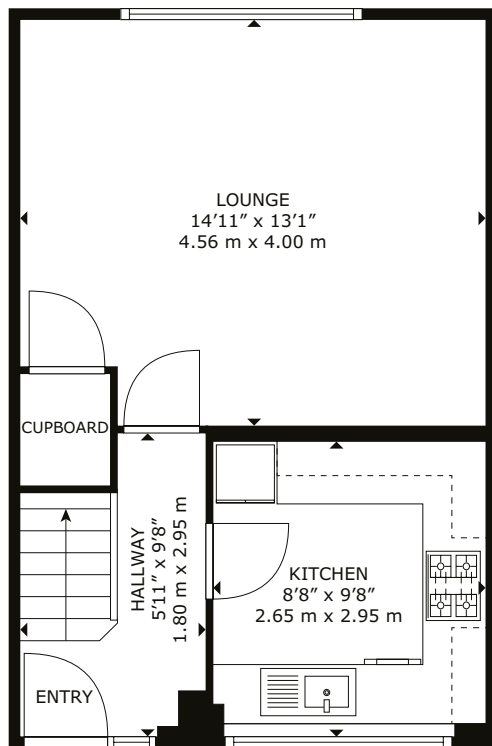


Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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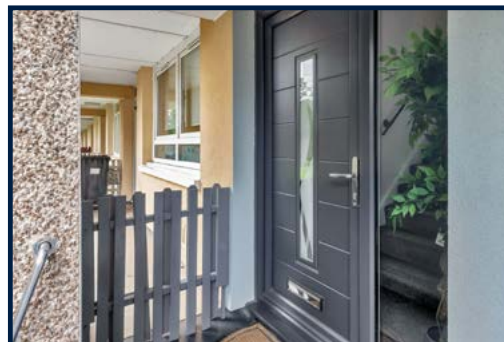
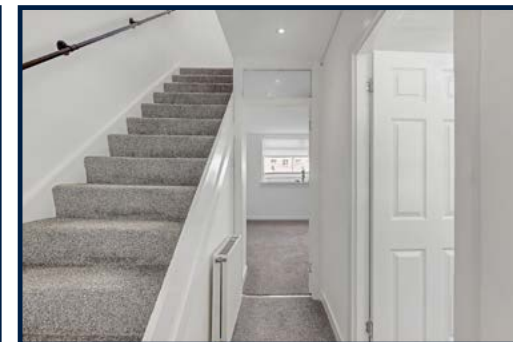
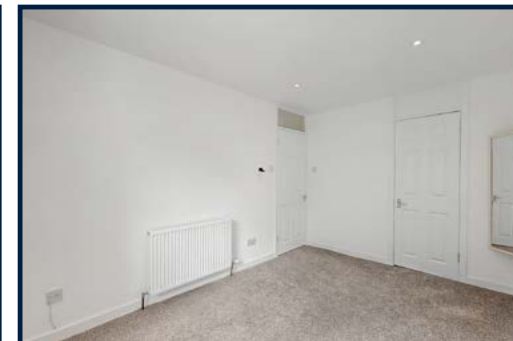


GROSS INTERNAL AREA

GROUND FLOOR: 344 sq. ft, 32 m², FIRST FLOOR: 398 sq. ft, 37 m²,
TOTAL AREA : 742 sq. ft, 69 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plush Plans Ltd



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