



**Snaefell Crescent, Rutherglen GLASGOW G73 5BY**

**welcome to**

## **Snaefell Crescent, Rutherglen GLASGOW**

- Two-bedroom lower quarter villa
- Sought-after Burnside location
- Bright lounge with bay window
- Modern fitted kitchen with ample worktop space and integrated appliances
- Front and rear garden areas

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers over

**£200,000**

This charming two-bedroom lower quarter villa is ideally positioned within the highly sought-after area of Burnside and offers a wonderful blend of traditional character and modern living. The property retains many original features, including elegant fireplaces, impressive high ceilings and a striking bay window within the lounge, which allows an abundance of natural light to flood the space.

The accommodation is well proportioned throughout and complemented by a modern fitted kitchen, complete with generous worktop space and a range of integrated appliances, making it both practical and stylish for everyday living.

Both bedrooms are well sized, offering flexibility for a variety of lifestyle needs, while the overall layout would suit young professionals, first-time buyers or downsizers alike.

Externally, the property benefits from both front and rear gardens, with the added advantage of elevated views across Glasgow, providing an attractive outdoor space to relax and enjoy the surroundings.

The location is particularly convenient, with Burnside Train Station, the popular Burnside Hotel and a variety of local amenities all within easy reach, as well as excellent transport links to Glasgow City Centre and beyond.

### **Living Room**

14' 7" x 14' 3" ( 4.45m x 4.34m )

### **Kitchen**

10' 9" x 6' 3" ( 3.28m x 1.91m )

### **Bedroom 1**

10' 8" x 10' 3" ( 3.25m x 3.12m )

### **Bedroom 2**

11' 1" x 9' 1" ( 3.38m x 2.77m )

### **Bathroom**

7' 7" x 5' 4" ( 2.31m x 1.63m )

**view this property online** [allenandharris.co.uk/Property/BSD109064](https://allenandharris.co.uk/Property/BSD109064)



**Property Ref:**  
BSD109064 - 0003

1. MONEY LAUNDERING REGULATIONS 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



**0141 613 3992**



[Burnside@allenandharris.co.uk](mailto:Burnside@allenandharris.co.uk)



240 Stonelaw Road, Rutherglen, GLASGOW,  
Lanarkshire, G73 3SA



**[allenandharris.co.uk](https://allenandharris.co.uk)**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [allenandharris.co.uk/Property/BSD109064](http://allenandharris.co.uk/Property/BSD109064)

1. MONEY LAUNDERING REGULATIONS 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

**Property Ref:**  
BSD109064 - 0003

Allen & Harris Scotland is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**0141 613 3992**



[Burnside@allenandharris.co.uk](mailto:Burnside@allenandharris.co.uk)



240 Stonelaw Road, Rutherglen, GLASGOW,  
Lanarkshire, G73 3SA



**[allenandharris.co.uk](http://allenandharris.co.uk)**