



Bankhead Road, Rutherglen Glasgow G73 2NR

welcome to
Bankhead Road, Rutherglen
Glasgow

- Traditional tenement top floor flat
- Ideal for first-time buyers
- Spacious double bedroom
- Bright and airy lounge
- Excellent transport links

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

offers over
£80,000

This charming one-bedroom top floor flat on Bankhead Road, Rutherglen is an excellent opportunity for a first-time buyer looking to get onto the property ladder. Set within a traditional tenement building, the property combines classic character with practical living space in a highly sought-after location. The accommodation comprises a bright and spacious lounge, a well-proportioned double bedroom, a fitted kitchen, and a bathroom. Positioned on the top floor, the flat benefits from a quiet setting with plenty of natural light and an appealing open outlook.

Ideally located close to a range of local amenities, the property also offers excellent transport links with easy access to Glasgow city centre, making it perfect for commuters.

Living Room
16' 3" x 11' 1" (4.95m x 3.38m)

Kitchen
8' 4" x 6' 1" (2.54m x 1.85m)

Bedroom
13' 5" x 11' 3" (4.09m x 3.43m)

Bathroom
13' 6" x 4' 1" (4.11m x 1.24m)

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Property Ref:
BSD109185 - 0002

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.



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Total floor area 47.5 m² (511 sq.ft.) approx

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.propertybox.io



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