



**Burnhill Quadrant, Rutherglen Glasgow G73 1ER**

## welcome to Burnhill Quadrant, Rutherglen Glasgow

- One-bedroom top floor flat
- Ideal for first-time buyers
- Private residents' parking
- Spacious double bedroom
- Secure entry system

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

offers over  
**£90,000**

This attractive one-bedroom top floor flat in Burnhill Quadrant, Rutherglen presents an excellent opportunity for a first-time buyer looking to step onto the property ladder. Set within a well-maintained residential development, the property offers comfortable living with the added benefit of a secure entry system and private residents' parking.

The accommodation comprises a bright and spacious lounge, a well-proportioned double bedroom with ample space for storage, a fitted kitchen, and a bathroom. Positioned on the top floor, the flat enjoys a peaceful setting with elevated outlooks and plenty of natural light throughout.

Ideally located in a popular and convenient area, the property is within easy reach of local amenities, excellent transport links, and offers quick access to Glasgow city centre, making it perfect for commuters.

### Living Room

16' 7" x 8' 11" ( 5.05m x 2.72m )

### Kitchen

7' 1" x 6' 11" ( 2.16m x 2.11m )

### Bedroom

12' 7" x 8' ( 3.84m x 2.44m )

### Bathroom

5' 10" x 5' 7" ( 1.78m x 1.70m )

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**Property Ref:**  
BSD109186 - 0004

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**0141 613 3992**



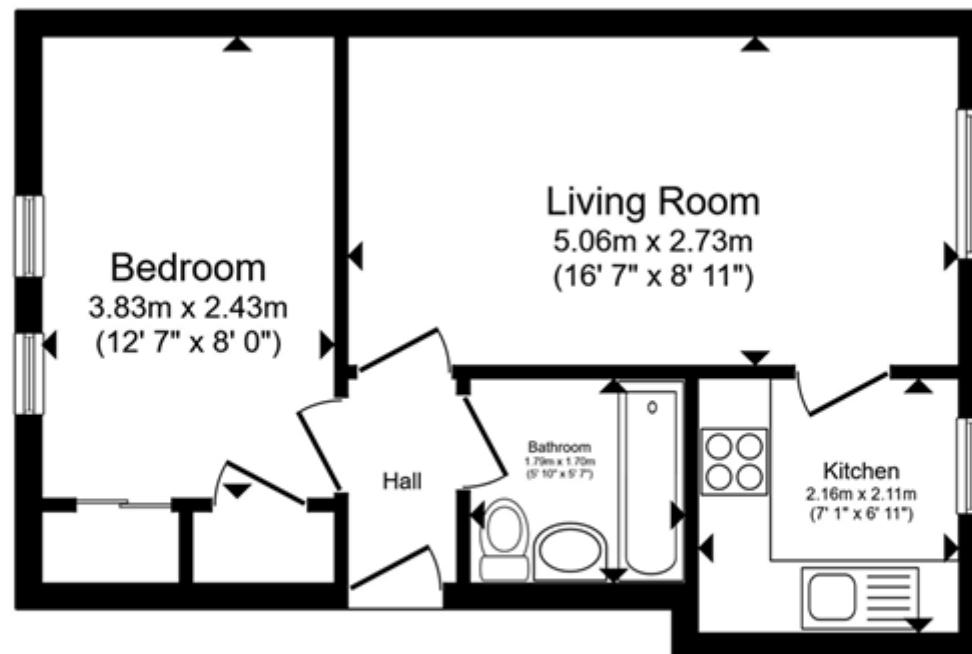
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240 Stonelaw Road, Rutherglen, GLASGOW,  
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Total floor area 35.3 m<sup>2</sup> (380 sq.ft.) approx

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](http://www.propertybox.io)



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