



Blairbeth Road, Rutherglen Glasgow G73 5BT

welcome to Blairbeth Road, Rutherglen Glasgow

- Traditional lower conversion with high ceilings
- Bright and spacious living room with bay window
- Generously sized double bedroom
- Spacious kitchen with dining area
- Utility room with direct garden access

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

offers over
£190,000

This charming traditional lower conversion is located in the sought-after area of Burnside, offering a perfect blend of period character and comfort. Featuring high ceilings and generous room proportions throughout, the property provides bright, airy living spaces ideal for singles or couples alike.

The accommodation comprises a spacious living room with a large bay window, flooding the room with natural light. The well-proportioned bedroom offers ample space for furnishings, while the spacious kitchen easily accommodates a dining table and provides a welcoming space for cooking and entertaining.

Off the kitchen, there is a utility room offering excellent storage and laundry space, which leads directly out to a large private garden - perfect for outdoor dining or relaxing. At the end of the garden sits a professionally constructed summerhouse with electricity, ideal for use as a workshop, studio, or home office.

The property also benefits from a modern shower room and retains many period features that add to its traditional charm. This property also has great views that look out onto Burnside's bowling club and up to Burnside Blairbeth Church.

Situated close to local cafés, shops, and Burnside Train Station, this home offers convenient access to local amenities and excellent transport links to Glasgow city centre and beyond.

Living Room

14' 8" x 14' 4" (4.47m x 4.37m)

Kitchen

14' 6" x 12' 3" (4.42m x 3.73m)

Bedroom

12' 8" x 11' 4" (3.86m x 3.45m)

Bathroom

6' 3" x 6' 2" (1.91m x 1.88m)

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Property Ref:
BSD108862 - 0004

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