



**Glencairn Drive, Rutherglen Glasgow G73 1RG**

## welcome to Glencairn Drive, Rutherglen Glasgow

- Upper Cottage Flat
- Bright Spacious Lounge
- Fitted Kitchen
- Double Sized Bedroom
- Modern Shower Room

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

offers over  
**£85,000**

Offering generously proportioned accommodation this upper cottage flat enjoys a convenient location within this established residential locale.

Internally the accommodation comprises of entrance hallway with storage off, bright spacious lounge, fitted kitchen which has a range of base and wall mounted units, double bedroom with views to the front and modern shower room.

The property further benefits from gas central heating, good storage spaces and gardens to the rear.

Located within this popular and established locale the property is well placed for local amenities within nearby Rutherglen which cater for day to day requirements. Alternatively the area benefits from frequent public transport links which provide fast commuter access to nearby East Kilbride and Glasgow city centre. Access pass onto the M74 motorway network are reachable within a respectable 10 minutes drive.

### Entrance Hallway

### Lounge

14' 6" x 13' 4" ( 4.42m x 4.06m )

### Kitchen

10' 4" x 6' 3" ( 3.15m x 1.91m )

### Bedroom

14' 6" x 10' 5" ( 4.42m x 3.17m )

### Shower Room

6' 8" x 6' 2" ( 2.03m x 1.88m )

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**Property Ref:**  
BSD109089 - 0003

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**0141 613 3992**



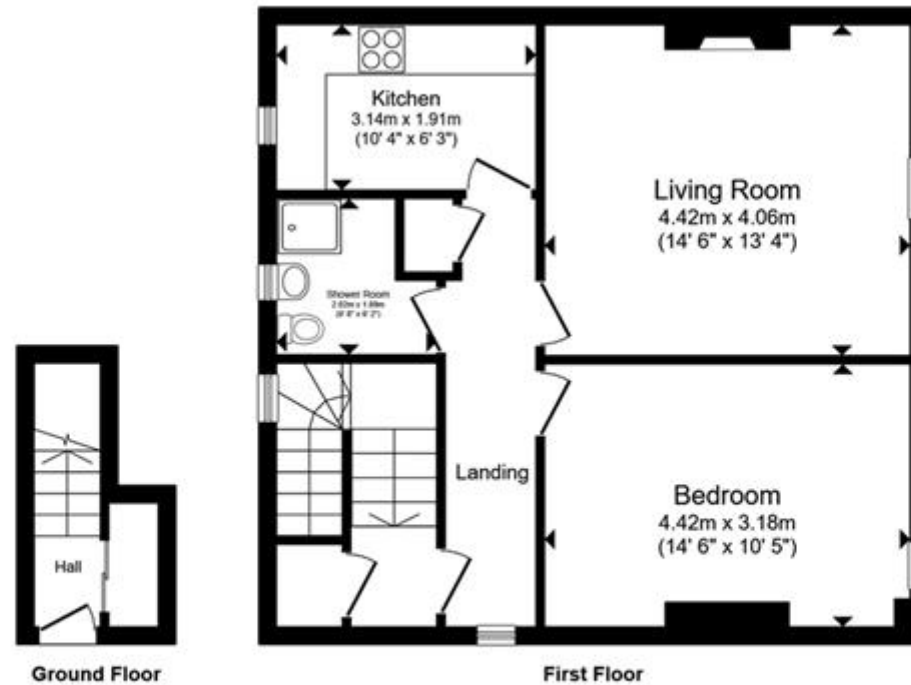
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240 Stonelaw Road, Rutherglen, GLASGOW,  
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Total floor area 59.4 m<sup>2</sup> (639 sq.ft.) approx

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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