



Menteith Place, Rutherglen Glasgow G73 5RQ

welcome to

Menteith Place, Rutherglen Glasgow

- Two-bedroom semi-detached house
- Professionally constructed loft conversion
- Spacious living-through lounge
- Excellent storage throughout
- Private driveway

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

offers over
£150,000

view this property online [allenandharris.co.uk/Property/BSD109078](https://www.allenandharris.co.uk/Property/BSD109078)



Property Ref:
BSD109078 - 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.

*** CLOSING DATE SET FOR WEDNESDAY 4TH FEB @ 2PM ***

This beautifully presented two-bedroom semi-detached home offers spacious, flexible accommodation and is an ideal choice for first-time buyers or a growing family.

The property benefits from a professionally constructed loft conversion, providing valuable additional space that could be used as a home office, snug, dressing room, or wardrobe area, making it perfectly suited to modern living.

On the ground floor, the home features a fully equipped modern kitchen with ample storage and worktop space, alongside a bright and spacious living-through lounge, ideal for both relaxing and entertaining.

Upstairs, there are two generously sized double bedrooms, both well presented and offering excellent storage options. The accommodation is completed by a modern family bathroom. Throughout the home, there is plenty of built-in storage, ensuring practicality without compromising on space.

Externally, the property boasts a private driveway and a well-maintained rear garden, perfect for outdoor dining, children, or pets.

Situated in the popular area of Rutherglen, the property is conveniently located close to Cathkin Primary School, local amenities, transport links, and green spaces, making it a perfect first family home.

Lounge

20' 4" Max x 11' 6" (6.20m Max x 3.51m)

Kitchen

11' 6" x 8' 4" (3.51m x 2.54m)

Bedroom One

11' 7" x 10' 11" (3.53m x 3.33m)

Bedroom Two

11' 8" x 8' 2" (3.56m x 2.49m)

Bathroom

6' 5" x 5' 6" (1.96m x 1.68m)

Floored Loft Space



0141 613 3992



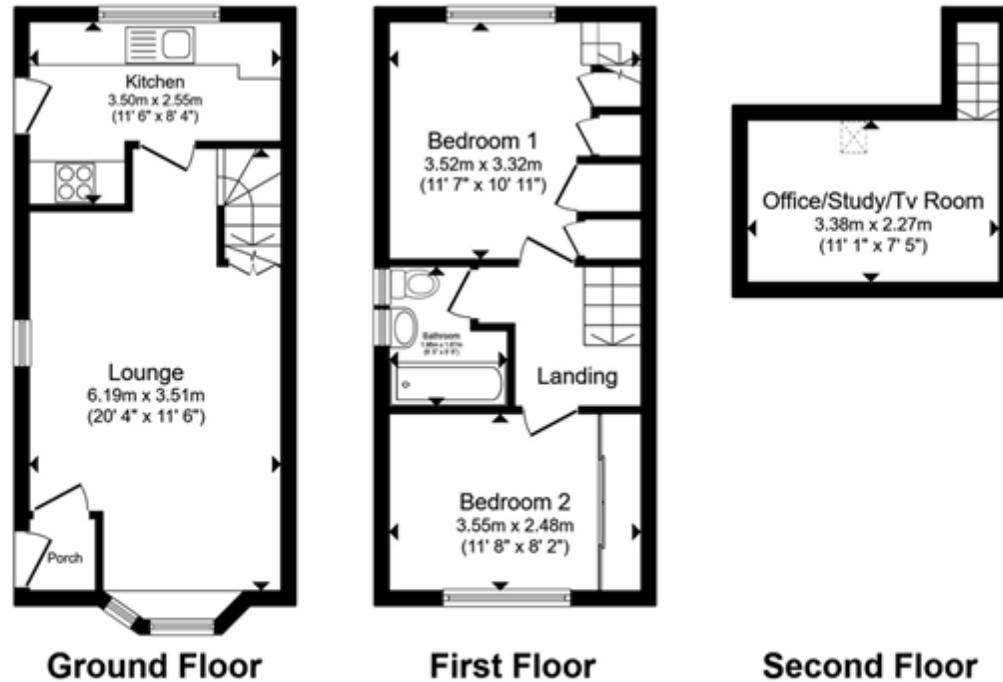
Burnside@allenandharris.co.uk



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



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



Total floor area 66.0 m² (710 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



view this property online allenandharris.co.uk/Property/BSD109078

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:
BSD109078 - 0003



0141 613 3992



Burnside@allenandharris.co.uk



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



allenandharris.co.uk