

Ad:

A really impressive main door upper duplex flat with 2 bedrooms, box room/study and a private garden, forming part of a charming stone-built terrace in a quiet, yet convenient location that falls within the boundary of Rutherglen's highly regarded conservation area. EPC -

Text:

This is a really impressive main door upper duplex flat forming part of a charming stone-built terrace in a quiet, yet convenient location that falls within the boundary of Rutherglen's highly regarded conservation area.

The property is laid out over two floors with a generous footprint and is presented for sale in first class condition, as early inspection will reveal. The specification includes quality floor coverings and tasteful décor throughout, a re-fitted kitchen with centre island and space for a dining table and chairs, an upgraded bathroom with a freestanding bath and traditional styled suite, double glazing (majority replaced along with front exterior door) and there is a system of gas fired central heating by way of a Vokera combination boiler that was installed approximately four years ago.

In terms of accommodation the property extends to a private entrance vestibule opening into a welcoming reception hallway with staircase off to the upper level. There is a beautiful formal lounge to front with cast iron fireplace detail to focal wall and decorative panelling to dado height all round, a large dining sized kitchen at the rear and a stunning, partially tiled bathroom. The upper landing provides access off to two spacious double sized bedrooms; one of which gives access to a box room/study.

Externally, there is a private garden to front which is fully enclosed and has been laid out with ease of maintenance in mind. The garden is mainly paved with some shrub/plant borders and incorporates a summerhouse.

The property sits in an extremely convenient location just a stones' throw from the 24-hour Tesco and M74 motorway link. The property is also on hand for a variety of amenities including nurseries, schools at both primary and secondary levels, a host of recreational facilities and a selection of day-to-day shops. Nearby Rutherglen Main Street provides a wider range of shops and Rutherglen train station is less than 400 yards from the property. The surrounding areas of Burnside and East Kilbride offer a more extensive range of amenities including the Plaza and Kings Gate retail parks. In addition to this, there are excellent road links close by including the M74 link which provides easy access to Glasgow City Centre and the Central Belt motorway network system.

The Energy Performance rating on this property is

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| Feature 1 | Traditional main door upper duplex flat |
| Feature 2 | 2 double bedrooms & box room/study |
| Feature 3 | Upgraded and in walk-in condition |
| Feature 4 | Large dining sized kitchen |
| Feature 5 | Refitted traditional styled bathroom |
| Feature 6 | Upgraded double glazing & gas central heating |
| Feature 7 | Private enclosed garden |
| Feature 8 | Quiet, yet convenient location |