

Curtis Avenue, Rutherglen Glasgow G73 2EA



welcome to

Curtis Avenue, Rutherglen Glasgow

- Stunning Lower Cottage Flat
- Bright Spacious Lounge
- Modern Fitted Kitchen
- Dining Room / Bedroom Three
- Two Bedrooms

Tenure: Freehold EPC Rating: D

offers over **£110,000**

Allen & Harris are delighted to offer to the market this generous proportioned and unique lower cottage flat which should not fail to impress upon inspection.

The interior comprises of welcoming reception hall with storage off, attractive formal lounge, fitted kitchen displaying base and wall mounted units, dining room/bedroom three, two generously proportioned double bedrooms (one with bay window) and modern shower room completes the accommodation.

Externally the property offers maintained level landscaped gardens which are located to the front and rear. On street parking.

Located within this established and convenient locale the property is well placed for local shops catering for day to day requirements. Excellent public transport links are available close by which provide fast commuter access to Glasgow city centre and nearby destinations. Excellent schooling can also be found locally both at primary and secondary levels. Access to the M74 motorway network can be reached within a 10/15 minutes average drive.

Entrance Hallway

Lounge

14' 9" x 12' 4" Max (4.50m x 3.76m Max)

Kitchen 6' 4" x 6' 4" (1.93m x 1.93m)

Dining Room / Bedroom Three

11' 9" x 6' 1" (3.58m x 1.85m)

Bedroom One 16' 6" Into Bay x 10' 9" (5.03m Into Bay x 3.28m)

Bedroom Two

11' 1" x 9' 6" (3.38m x 2.90m)

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Property Ref: BSD108662 - 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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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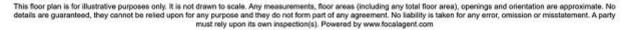
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