



PROPERTY  
BUREAU  
LETTING & ESTATE AGENTS



Montford Avenue  
Rutherglen  
G73 2EG

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## Offers Over £120,000

This attractive upper cottage flat has been recently redecorated, is in a lovely quiet street within a popular residential area and will make a great home for the successful purchaser.

The building itself has a low maintenance render exterior beneath a hipped tiled roof.

There is a private garden which is situated at the rear of the property and the garden is level with a mainly lawned area and a timber border fence and hedged boundary at the sides.

Internally apartment is well presented with spacious rooms, attractive outlooks and has been recently upgraded to include full redecoration and modernisation of both the kitchen and bathroom.

The full accommodation comprises double glazed front door opening to an entrance vestibule with stairs up to the main hallway. The main hallway is split level and offers access to most of the rooms. Fitted carpet and fresh decoration.

The main lounge/ living room has a window at the rear overlooking the garden and at one side there is a door which provides access through to the dining room/3rd bedroom.



Home Report Valuation  
£125,000



The modern kitchen has units along two sides with ample worktop surface area integrated hob oven and new canopy, new splashback tiling and attractive new ceiling. There is space for a free standing fridge freezer and an under counter washing machine. Double glazed window to the side.



There are two excellent sized double bedrooms both with windows to the front and both with extra storage cupboards. The smaller bedroom having the boiler within that cupboard also.

The third bedroom/dining room IS accessed off the lounge and is a great size including fresh decoration, fitted carpet and radiator.

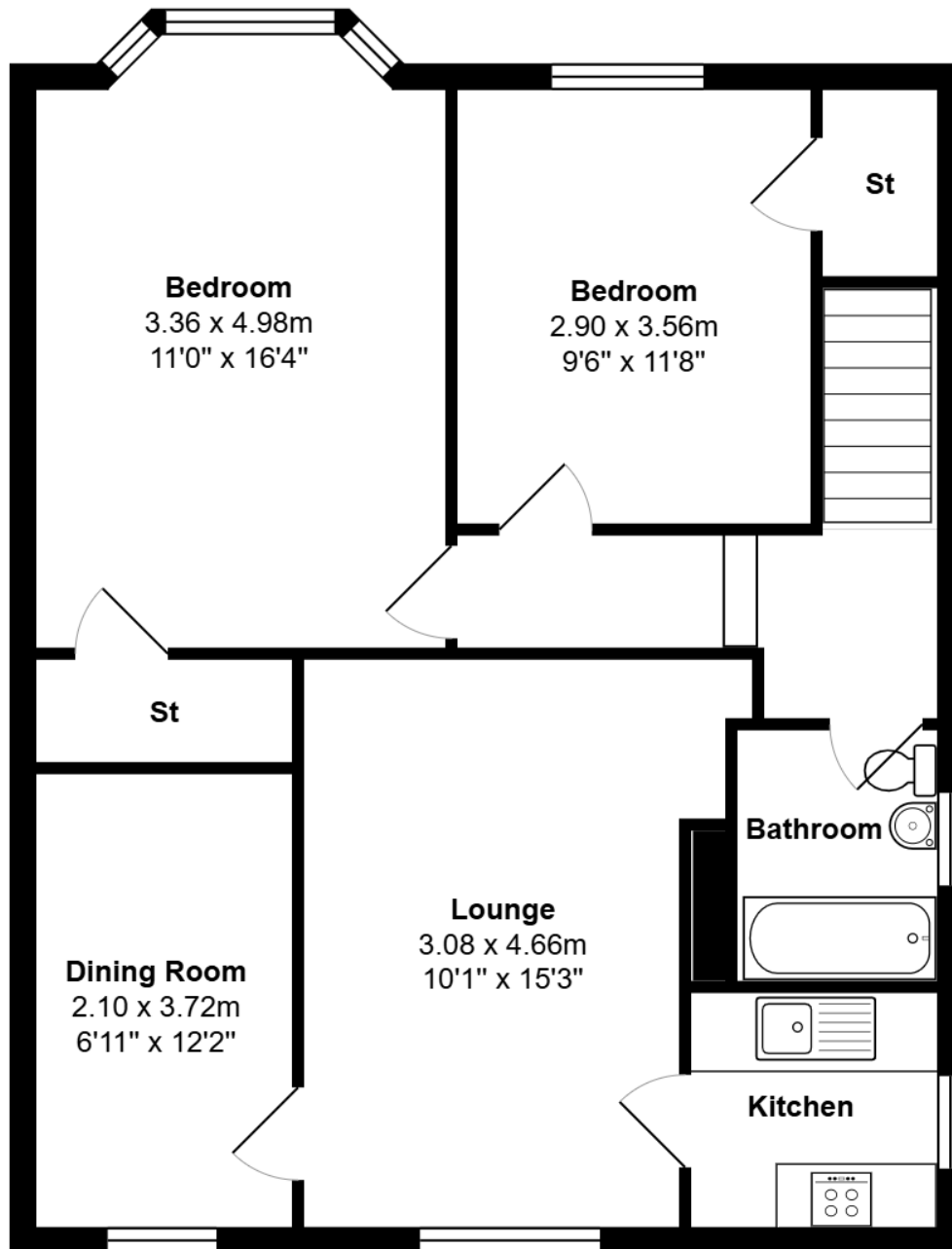
The bathroom has a white three-piece suite comprising panelled bath with shower off the mixer taps and a glass screen, wash hand basin and WC. Window to the side.

The property further benefits from Gas central heating and double glazing.



## Vendor Comments

*This has been a great property as is such a quiet street with nice piece of parkland within 100 yards. Handy for shops and perfect for public transport into Glasgow*



Total Area: 69.9 m<sup>2</sup> ... 753 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

The property is situated in a highly sought-after pocket of Rutherglen and is conveniently placed for access to a host of local amenities including schools at both primary and secondary levels, shops, and public transport services. Nearby Rutherglen Main Street and Stonelaw Road provide a more extensive range of amenities including supermarkets, bars, restaurants, and train stations for easy commuting to Glasgow City Centre and the surrounding areas. In addition to this, there are excellent road links close by giving easy access to Glasgow City Centre and the Central Belt motorway network.





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**Glasgow**   Stirling   Helensburgh   Lanarkshire

Melville House, 70 Drymen Road, Glasgow, G61 2RH

[enquiries@propertybureau.co.uk](mailto:enquiries@propertybureau.co.uk)  
0141 943 1110

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