



*Beautifully presented modern 2-bed
apartment in an excellent location.*



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www.mcewanfraserlegal.co.uk

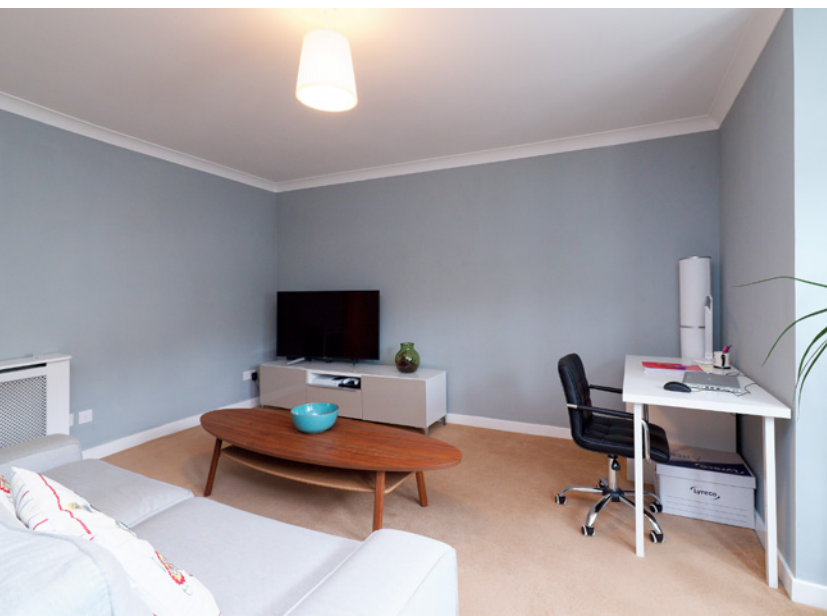


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McEwan Fraser Legal are delighted to offer to the market this stylish two-bedroom, ground floor, city apartment, set in a great location and with the added benefit of being in close proximity to the heart of the city.

THE LOUNGE



Accommodation comprises of a bright and airy lounge with a large bay window, allowing lots of natural light to fill the room.

THE KITCHEN



The lovely kitchen/diner room is finished with an ample range of beech wood base and wall mounted units with modern black worksurface giving ample prep and storage space. Electric hob, oven and extractor hood are integrated while space has been provided for freestanding fridge, freezer and washing machine. It's the perfect place for a budding chef to serve up a tasty meal.





To help ensure the apartment is always clutter-free, there's a handy storage cupboard off the hallway.

The partially tiled bathroom is fresh and bright with a white suite and generous bath.

THE BATHROOM



There are two good sized bedrooms in this apartment, both are doubles and have storage space built-in and ample space for free standing furniture. The master bedroom is en-suite and benefits from a stand-alone shower with black tiles and a white suite.

THE MASTER BEDROOM



BEDROOM 2

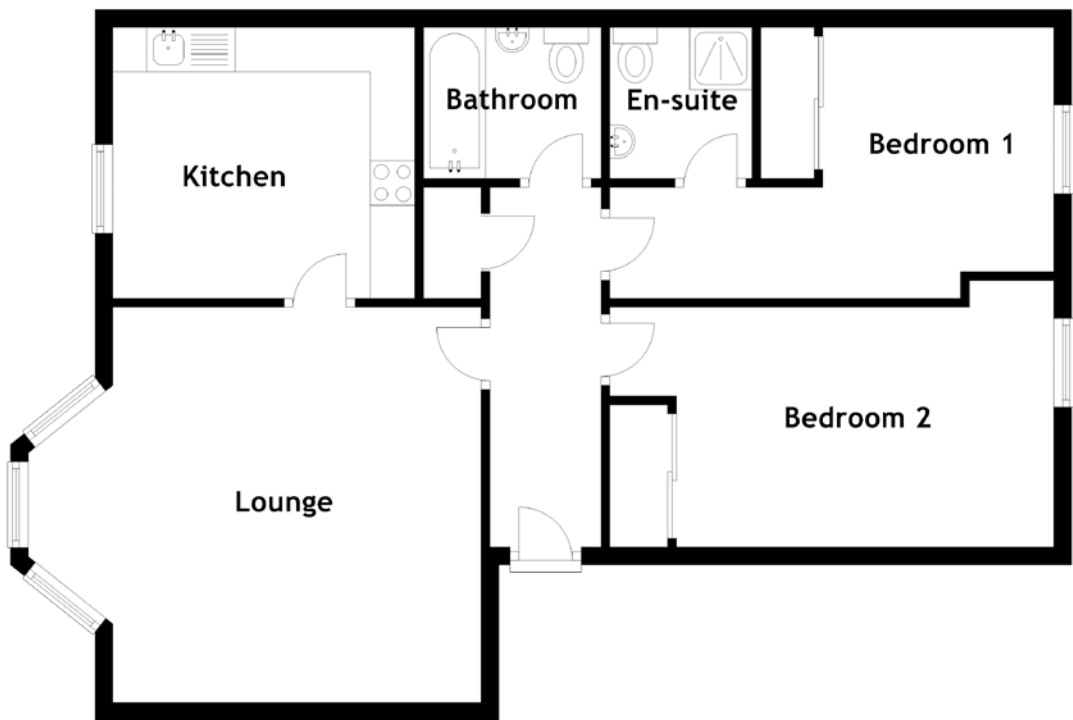


The apartment is kept warm, comfortable and secure via the double glazing, electric central heating and secure entry system. There is handy off-street residents parking to the front in the residents' car park. This is a property that has been enjoyed very much by the current owners given its great accommodation tastefully maintained decorative state and easy city living location. Early viewing is advised for 'canny' buy to let investors or first-time buyers looking for a great apartment that's just right for today's modern lifestyle.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

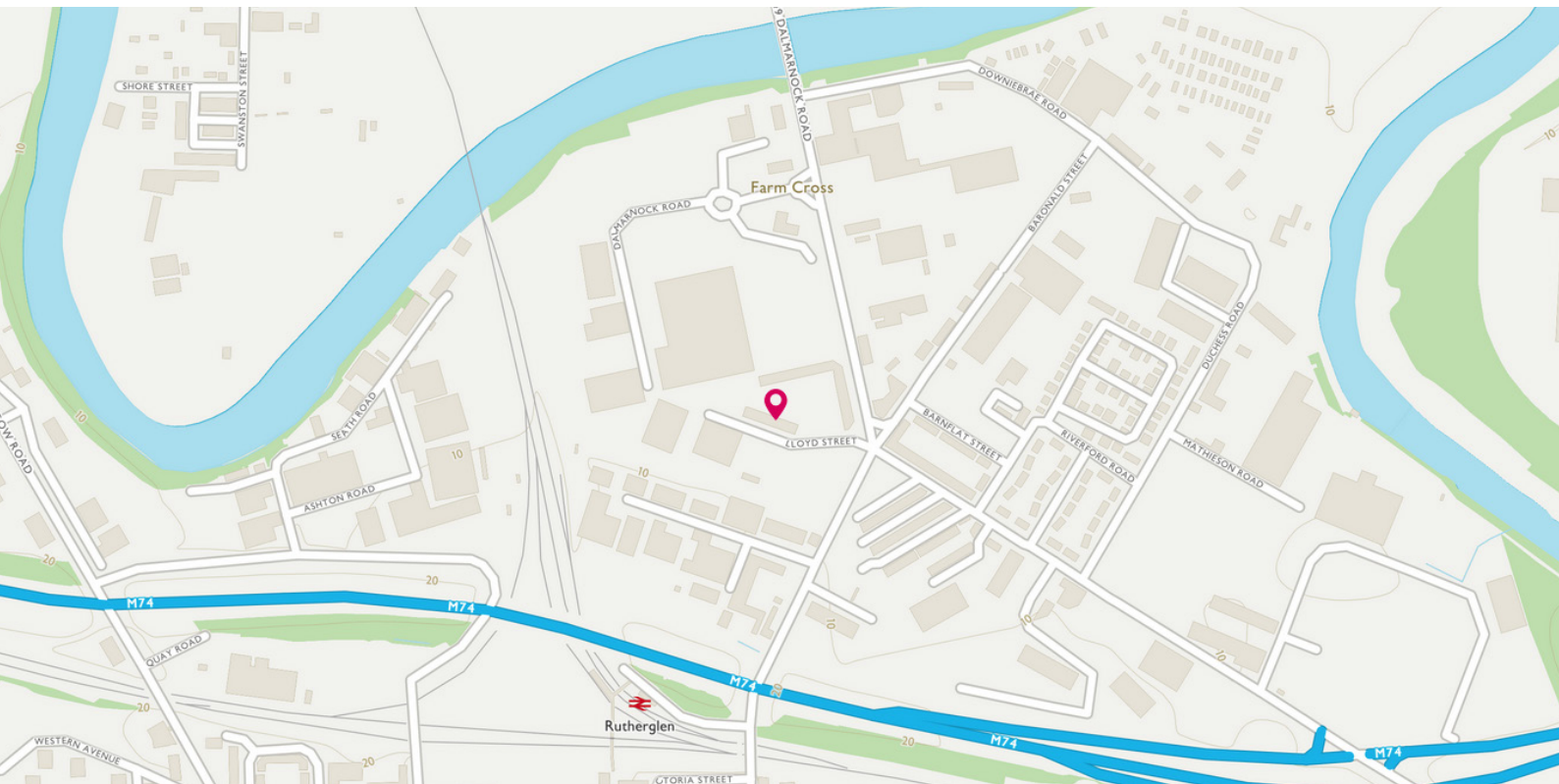


Approximate Dimensions
(Taken from the widest point)

Kitchen	3.40m (11'2") x 3.05m (10')
Lounge	5.10m (16'9") x 4.45m (14'7")
Bedroom 1	5.00m (16'5") x 3.05m (10')

En-suite	1.70m (5'7") x 1.60m (5'3")
Bedroom 2	5.00m (16'5") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 71m²
EPC Rating: C



THE LOCATION

The popular area of Rutherglen is a great place to live and commute from. The transport links by bus and rail are frequent, it's a mere ten minutes drive to the heart of Glasgow city centre. For those traveling by car the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There is a good range of schools and amenities within easy reach making it a very popular place to call home.



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**Part
Exchange
Available**



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