

26 Fennsbank Avenue

RUTHERGLEN, SOUTH LANARKSHIRE, G73 5LL



*A STATEMENT HOME OF RARE QUALITY, METICULOUSLY
RENOVATED WITH NO EXPENSE SPARED*



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Jonny Clifford with McEwan Fraser Legal is delighted to present this exquisite four-bedroom detached sandstone villa. Occupying a commanding position on the ever-desirable Fennsbank Avenue, this exceptional residence is quite simply one of the finest homes to come to the Glasgow market. Meticulously renovated and upgraded throughout with no expense spared, this is a property that effortlessly combines timeless architectural elegance with bold, contemporary design, a true jewel and a complete one-off.

From the moment you arrive, the home makes a powerful first impression. The classic sandstone façade hints at the grandeur within, but it is upon entering the property that the true wow factor is revealed. The entrance hallway is nothing short of breathtaking, arguably one of the most beautiful and inviting hallways currently available on the Glasgow marketplace. Striking black and white tones, exquisite panelled walls, and stunning statement flooring set the tone for the calibre of design found throughout the home.



The formal living room is equally impressive, offering a perfect balance of character and modern luxury. Stained glass windows flood the space with coloured light, while a bespoke media wall with integrated fireplace creates a focal point that is both dramatic and inviting, an ideal room for relaxing in refined comfort.

"...Stained glass windows flood the space with coloured light, while a bespoke media wall with integrated fireplace creates a focal point that is both dramatic and inviting..."





To the rear of the property lies the true heart of the home, a spectacular open-plan kitchen and dining space designed for both everyday living and unforgettable entertaining. The designer-led kitchen features top-of-the-range appliances, premium cabinetry, and a beautifully crafted breakfast bar for relaxed, informal dining. The kitchen flows seamlessly into a vast dining area, ensuring the chef is always connected to guests, perfect for hosting dinner parties, celebrations, or family gatherings with ease and style.

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The ground-floor accommodation is completed by an impressive principal bedroom, offering generous proportions and a luxurious en-suite shower room. A further double bedroom on the lower level provides exceptional flexibility, ideal as a home office, nursery, guest room, or creative space. A fully tiled, high-end family bathroom completes this level, finished to an impeccable standard.

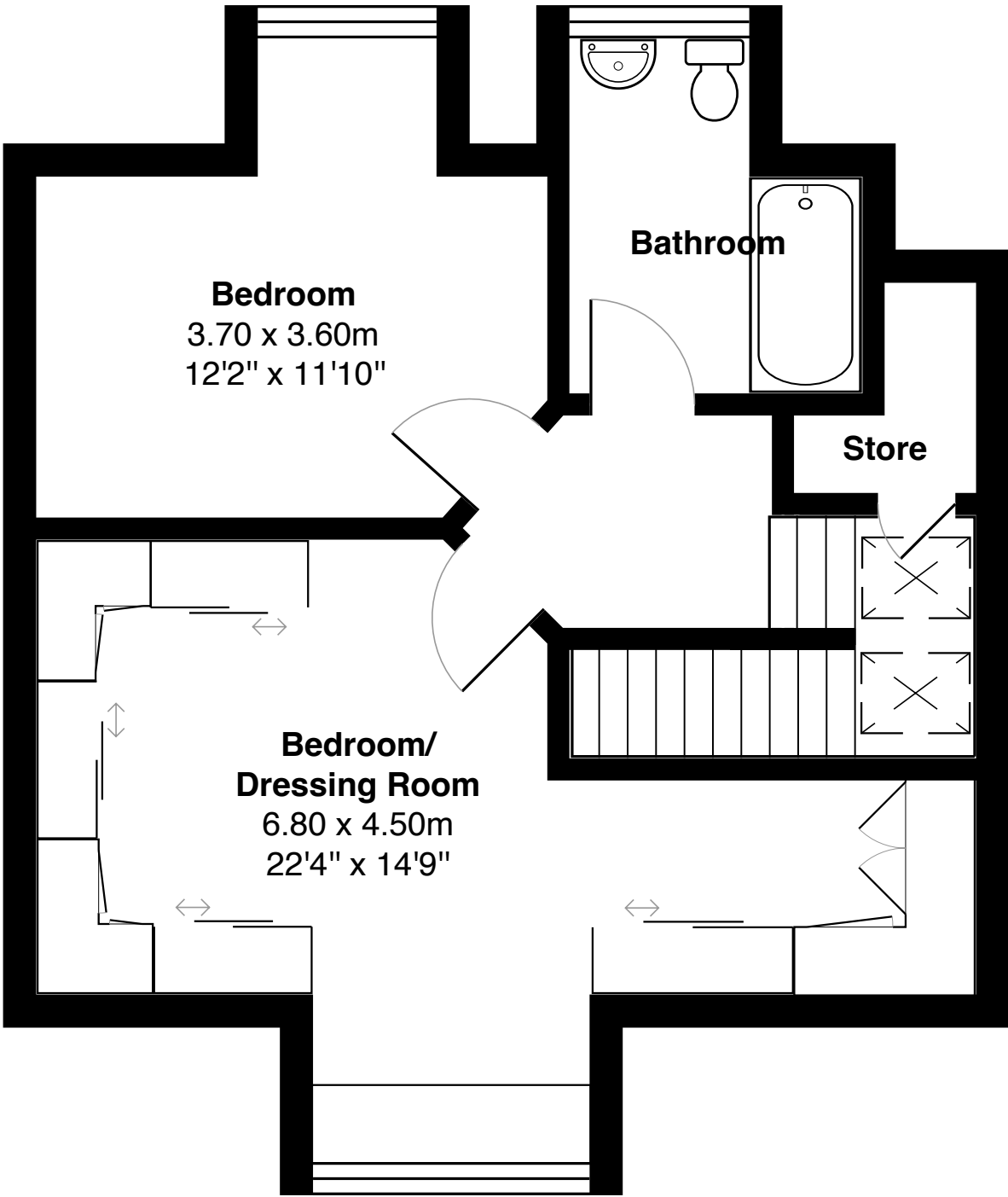
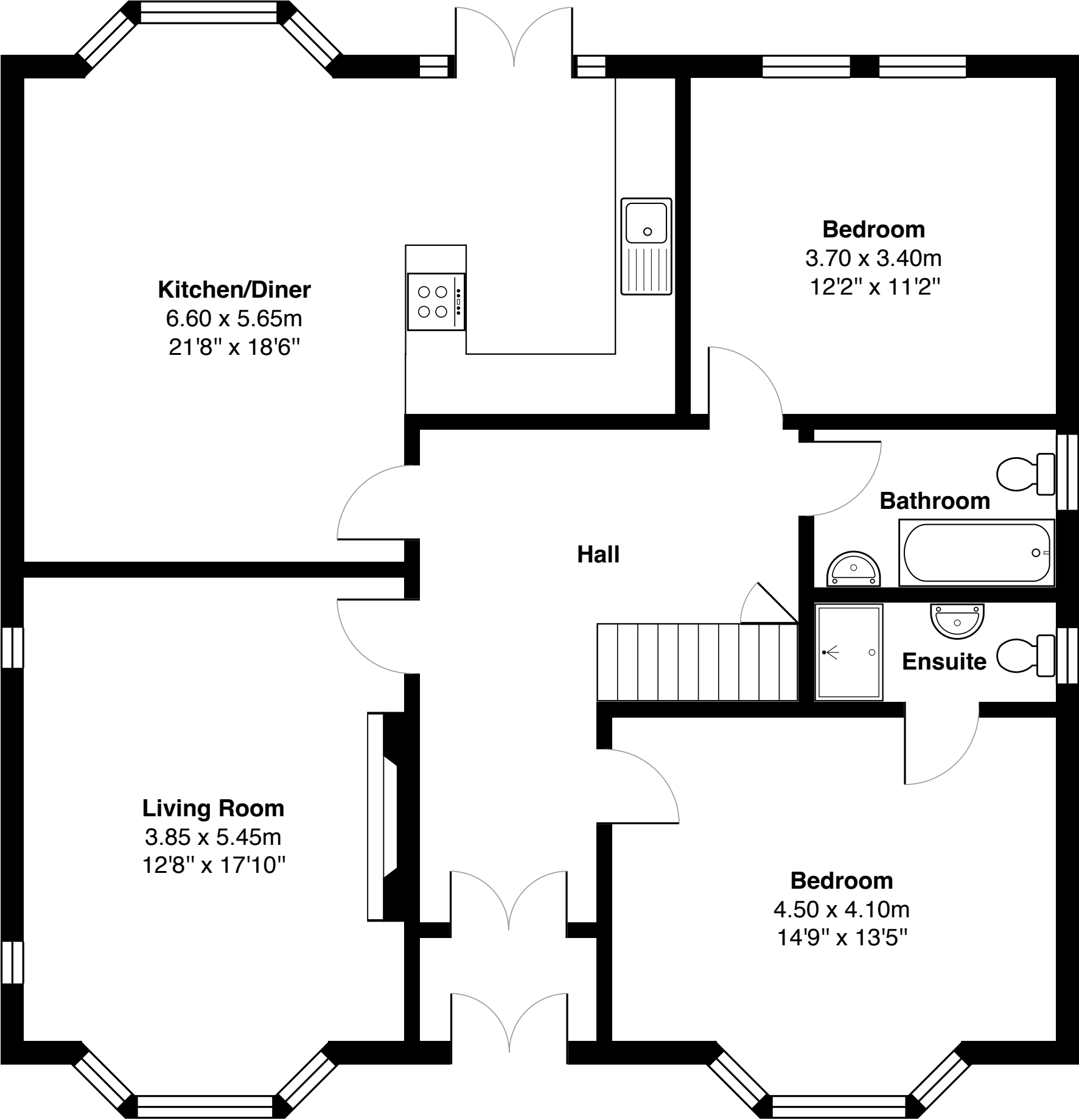




Ascending the staircase, the upper level continues to impress. A further spacious double bedroom enjoys access to a beautifully appointed, fully tiled bathroom, finished with premium fixtures and fittings. The fourth bedroom has been transformed into a luxury dressing room, complete with bespoke wardrobe furniture, offering a thoughtful mix of hanging space, drawer storage, and a dedicated preparation area, a truly indulgent space worthy of a boutique hotel suite.

Storage has been exceptionally well considered throughout the home, with bespoke under-stair storage, a large attic area off the landing, and additional integrated solutions ensuring the home remains effortlessly organised and clutter-free.





Gross internal floor area (m²): 137m²
EPC Rating: D



Externally, the property is nothing short of outstanding. The sun-drenched rear garden has been fully landscaped to create a private oasis. Designed across two elevated decking levels, it offers a dedicated chill-out zone, a luxurious hot tub area, and a low-maintenance artificial lawn, perfect for both relaxation and entertaining. Whether hosting summer gatherings or enjoying quiet evenings outdoors, this garden delivers lifestyle in abundance.

Further enhancing the property is a large garage, providing secure storage or additional workspace, and an extensive driveway capable of accommodating up to three vehicles, a rare and valuable feature. This is a home where every detail has been carefully curated, every space thoughtfully designed, and every finish chosen to impress. A flawless fusion of heritage charm and contemporary luxury, this is a property that must be experienced in person to be fully appreciated. Simply put, this is a 10/10 home, and opportunities like this are exceptionally rare.

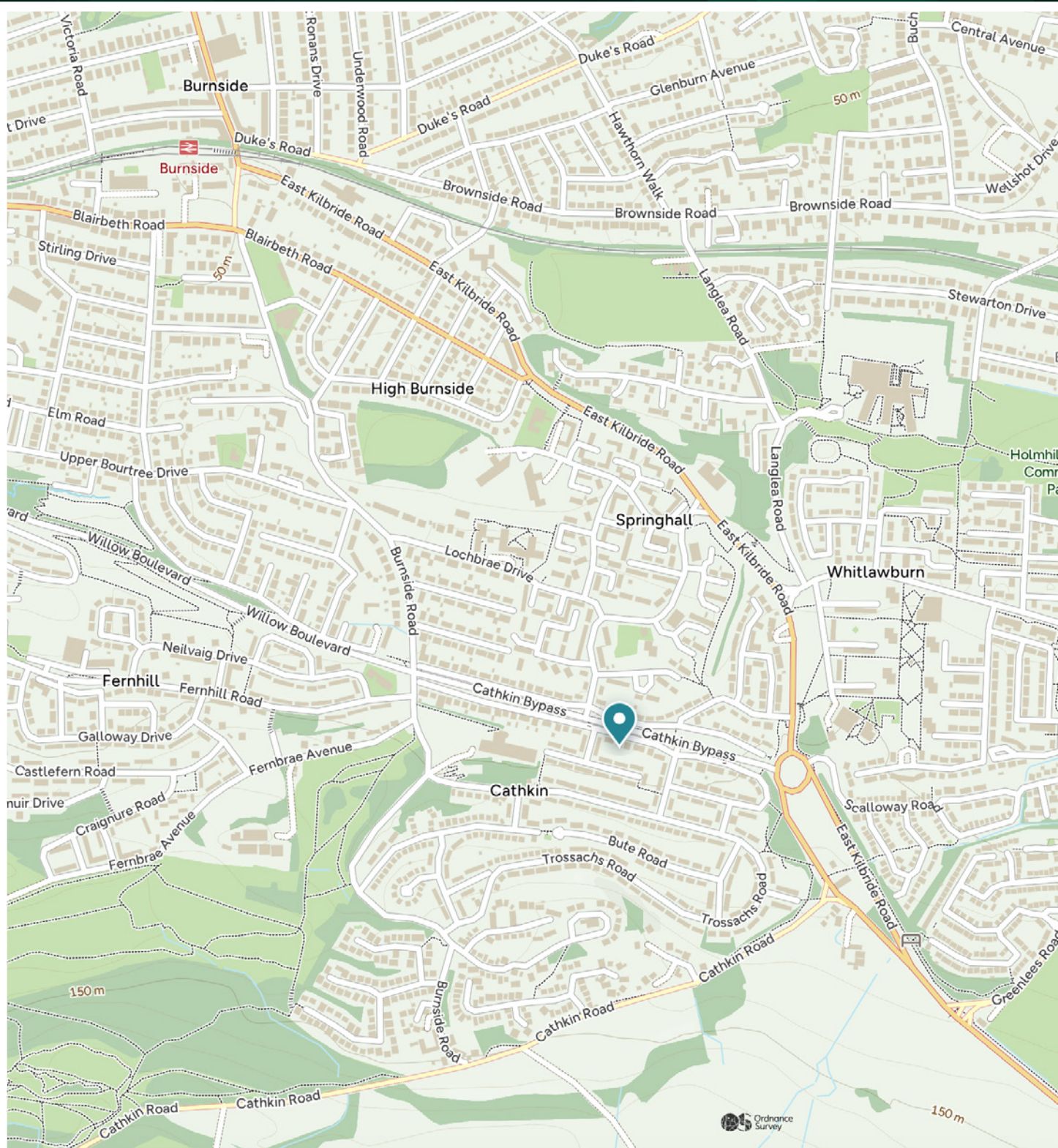


Rutherglen is a prominent and well-established suburb on Glasgow's south-eastern periphery, offering an ideal balance of suburban character and city convenience. Steeped in history yet continually evolving, it is renowned for a strong community spirit, excellent amenities, and superb transport links.

The town centre provides a wide selection of shops, cafés, supermarkets, and services, complemented by nearby retail parks and leisure facilities. The area is also rich in green space, including the popular Overtoun Park and Cunningar Loop Woodland Park, which are ideal for walking, cycling, and family recreation.

Commuting is exceptionally efficient, with Rutherglen and Burnside train stations offering frequent services to Glasgow city centre in under ten minutes. Easy access to the M74 and M8 motorways further enhances connectivity. The presence of well-regarded primary and secondary schools adds to the area's strong appeal for families.

Blending traditional charm with modern living, Rutherglen remains a consistently desirable and popular location within Greater Glasgow for first-time buyers, families, and downsizers alike.



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