




McEwan Fraser Legal

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67 Braemar Road

RUTHERGLEN, SOUTH LANARKSHIRE, G73 5LQ

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The property offers a well-placed position for many local amenities including main line train station, local and national shops in Rutherglen, and schooling at both primary and secondary levels. Rutherglen itself offers a range of local shopping facilities with further amenities available at Cambuslang and East Kilbride. Access is available to the motorway network system. Public transport links and local schools are situated nearby. Recreational facilities within the area include several public parks, bowling and tennis clubs and a choice of golf courses.

McEwan Fraser is delighted to bring this three double bedroom end-terraced house to the residential sales market. This ideal starter home has been extended into the loft providing three workable double bedrooms which is unusually spacious for the immediate area. Being end terraced, the property benefits from side access to the rear garden and a generous detached garage. Internally the house is an ideal project for a buyer who really wants to make their mark on a property and would make a superb, cost effective, first time buy.

The house boasts a generous reception room which is capable of accommodating a pair of sofas and a small dining table. The kitchen is located immediately to the rear of the reception room and is comprised of a range of base and wall mounted units that provide ample prep and storage space. The kitchen comes complete with integrated gas hob and electric oven, free standing fridge, freezer and washing machine which will all stay with the property. Upstairs you find three good sized double bedrooms, including master with built-in wardrobes, and a full sized family bathroom. The bathroom comprises a three piece white suite with shower over bath and white tiling.

The property further boasts gas central heating and double glazing throughout.



