

23 Drumilaw Road

RUTHERGLEN, SOUTH LANARKSHIRE, G73 4NT



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal are delighted to offer to the marketplace this fantastic two-bedroom end terrace villa situated on a large corner plot in a sought-after locale just a few minutes walk from the comprehensive shopping facilities at Burnside. The property has been fully renovated externally, and all of the costly jobs have been carried out; two new entrance doors, new double glazed uPVC windows in every room, fresh roughcast externally – and a brand new roof.

On entering the home through the entrance vestibule, it is immediately apparent that this property has the potential to be a very comfortable family home, and could also lend itself perfectly to a young professional, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchaser's needs.

In more detail, the accommodation consists of an entrance hall with ample storage. The spacious lounge has dual aspect windows which flood the room with ample natural light and allows for a number of furniture configurations and a medium-size table and chairs for dining

the lounge





The kitchen has been well fitted to include a good range of floor and wall-mounted units with matching worktops, which provides a fashionable and efficient workspace. It further benefits from a brand new integrated oven, electric hob and extractor fan, making this the ideal kitchen for an aspiring chef. The kitchen also allows access to the rear garden grounds which are both child secure and low maintenance, made up of a patio area ideal for BBQs in the summer months, and a rear garden.



The upper level of this property boasts two double bedrooms with ample built-in storage and sufficient space to allow for additional free-standing furniture and the newly fitted family shower room.





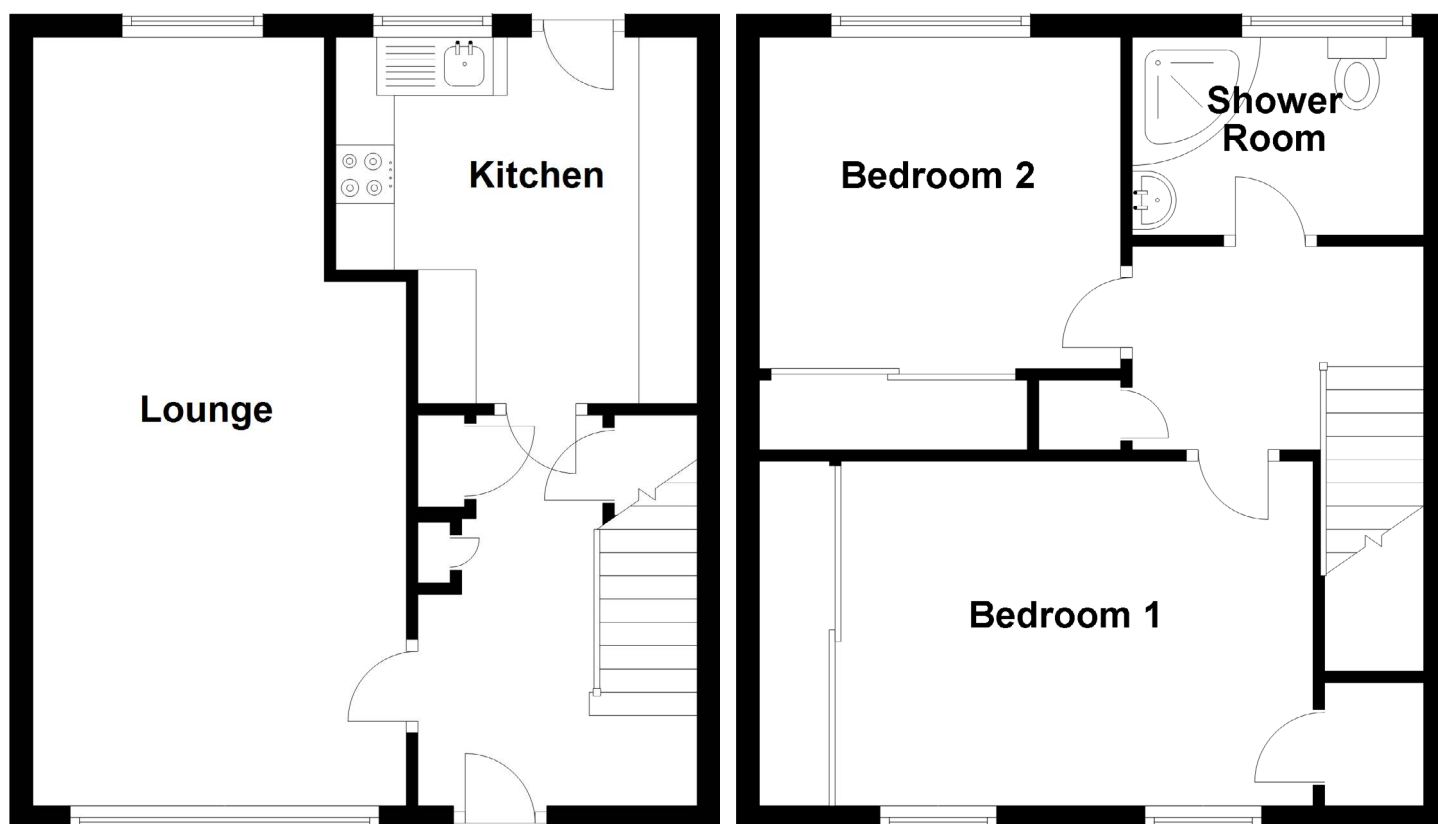
bedroom 1





bedroom 2





Approximate Dimensions

(Taken from the widest point)

Lounge	6.60m (21'8") x 3.20m (10'6")	Gross internal floor area (m ²): 76m ²
Kitchen	3.15m (10'4") x 3.10m (10'2")	EPC Rating: C
Bedroom 1	4.26m (14') x 3.00m (9'10")	Buyer's Premium Value: £2800
Bedroom 2	3.10m (10'2") x 2.85m (9'4")	
Shower Room	2.50m (8'2") x 1.70m (5'7")	



Probably one of the best things about this property is the massive garage which has infinite potential. It has electric sockets and could easily be adapted into a home office/gym/bar or even a place to store machinery – it really adds something unique to this magnificent property.

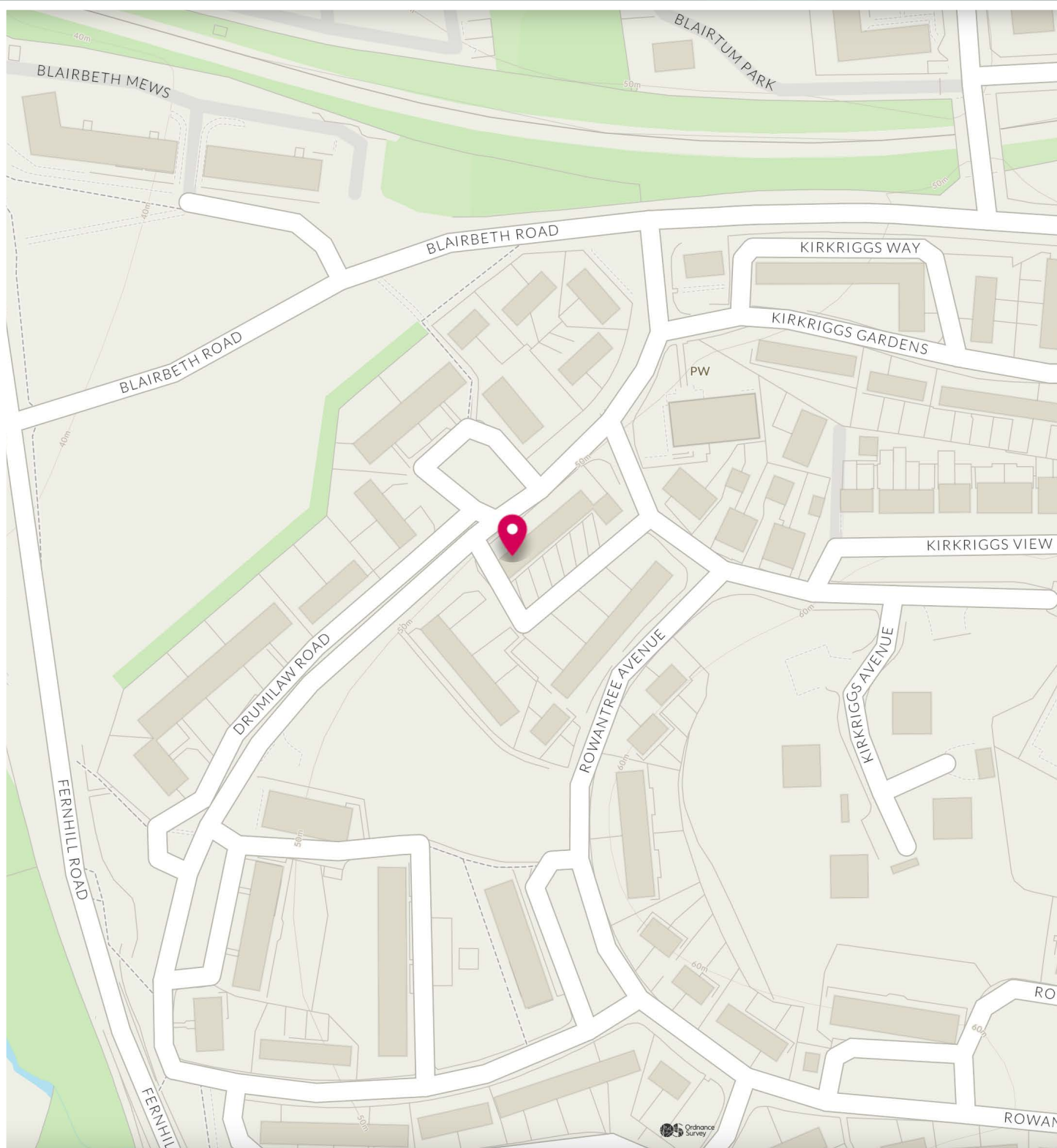
The property further benefits from gas central heating and new double glazing. Early viewing of this property is advised to avoid disappointment.



23 Drumilaw Road is set in the ever popular location of Rutherglen. It benefits from great transport links via bus and rail to the city centre, in less than twenty minutes, making it a very handy and popular location.

The M8, M74, M77 motorways are all within easy reach, meaning that all areas of the city and west central Scotland are easily accessible on a daily basis. There is an abundance of amenities and shopping all within a short distance.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JONNY CLIFFORD
Surveyor



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CRAIG DEMPSTER
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ALAN SUTHERLAND
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