

Flat 2, 4 Cathcart Road

RUTHERGLEN, GLASGOW, G73 2QZ



*EXCELLENT ONE BED GROUND FLOOR
INVESTMENT PROPERTY*



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We are delighted to offer to the market this excellent one-bedroom apartment, set on a ground floor position in a popular location within easy reach of the heart of the city. This is a great opportunity to secure a superb rental-ready, Buy to Let investment property with a loyal and caring sitting tenant who would prefer to stay on and continue the tenancy with the new owner. The property is offered in great condition, which includes a stylish new kitchen. Given the ground floor position, the property is sure to have great appeal to a wider scope of tenant's or purchasers.

The accommodation comprises a bright and airy lounge, benefiting from a corner aspect window area that provides the space for a dining table. The square bay window fills the room with lots of natural light and creates a very relaxing zone for dining. The recently fitted kitchen is perfect for the apartment, finished in a good range of gloss white units, with an electric oven and hob and ample space for the free-standing fridge freezer and washing machine (white goods are included in the sale). It's the perfect place for any chef to serve up a marvellous meal.

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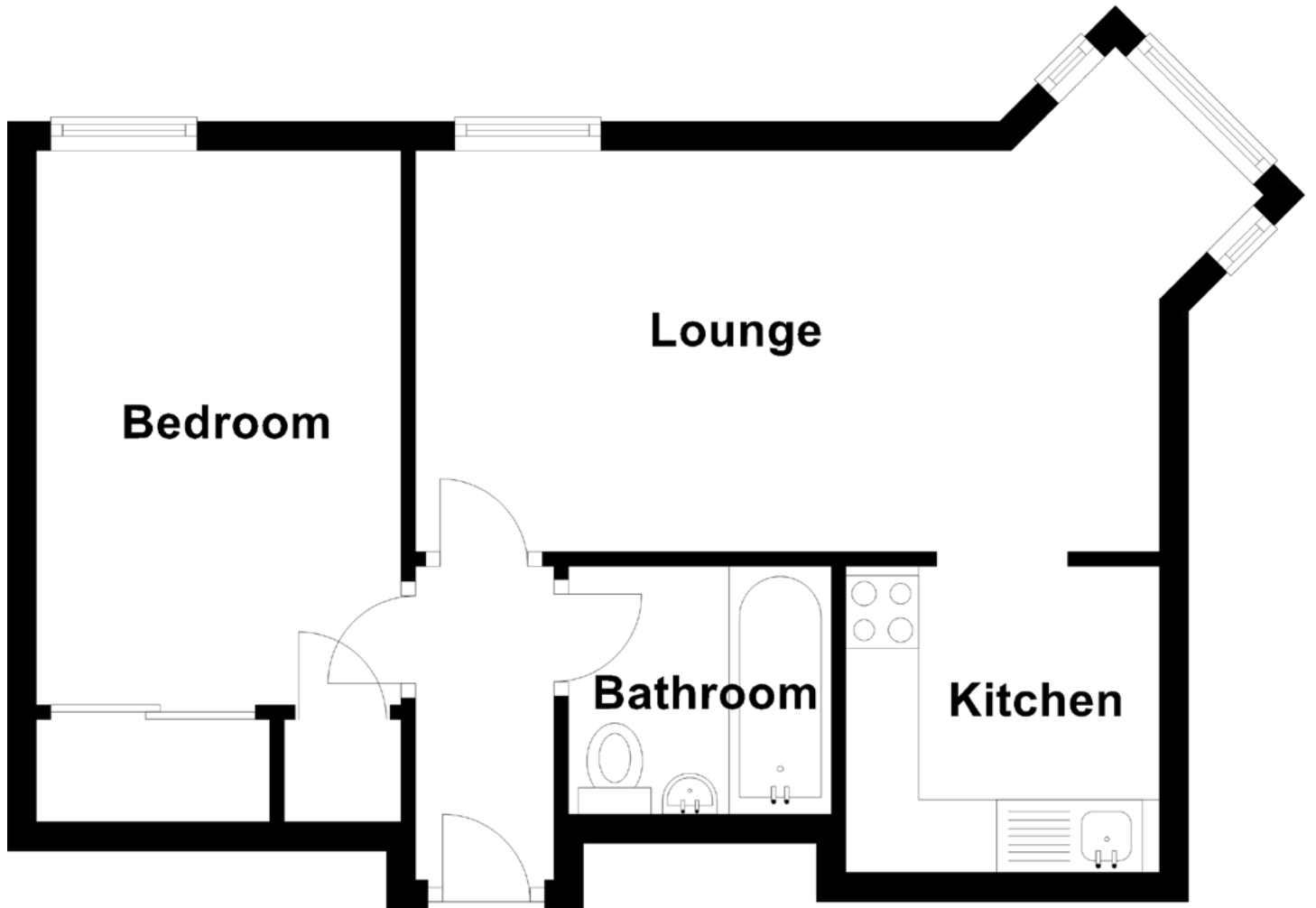


To help ensure the apartment is always kept clutter-free, there's a handy storage cupboard off the hallway. The tiled bathroom has a white suite and an electric shower over the bath, ensuring there's always lots of instant hot water for long refreshing showers. The double bedroom is a good size and benefits from mirrored wardrobes along with ample space for free standing furniture. The apartment is always warm, comfortable and secure via the double glazing, electric heating and secure entry system.

Un-allocated off-street residents parking is provided within the resident's car park to the rear aspect. This is a property that has provided a secure and steady rental return (6.2% gross PA with scope to increase) for the Landlord, as well as a great place to come home to for the longstanding and loyal sitting tenant. Hence it would make a first-class low-risk rental property for a busy investment buyer looking for a 'turn-key' property to invest in.

Early viewing is advised for 'canny' buy to let investors or first-time buyers seeking a comfortable, modern apartment, with real space and flexibility and where the hard work has already been done.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 2.75m (9')
Kitchen	2.20m (7'3") x 2.10m (6'11")
Bedroom	3.80m (12'6") x 2.50m (8'2")
Bathroom	1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m²): 39m²

EPC Rating: D

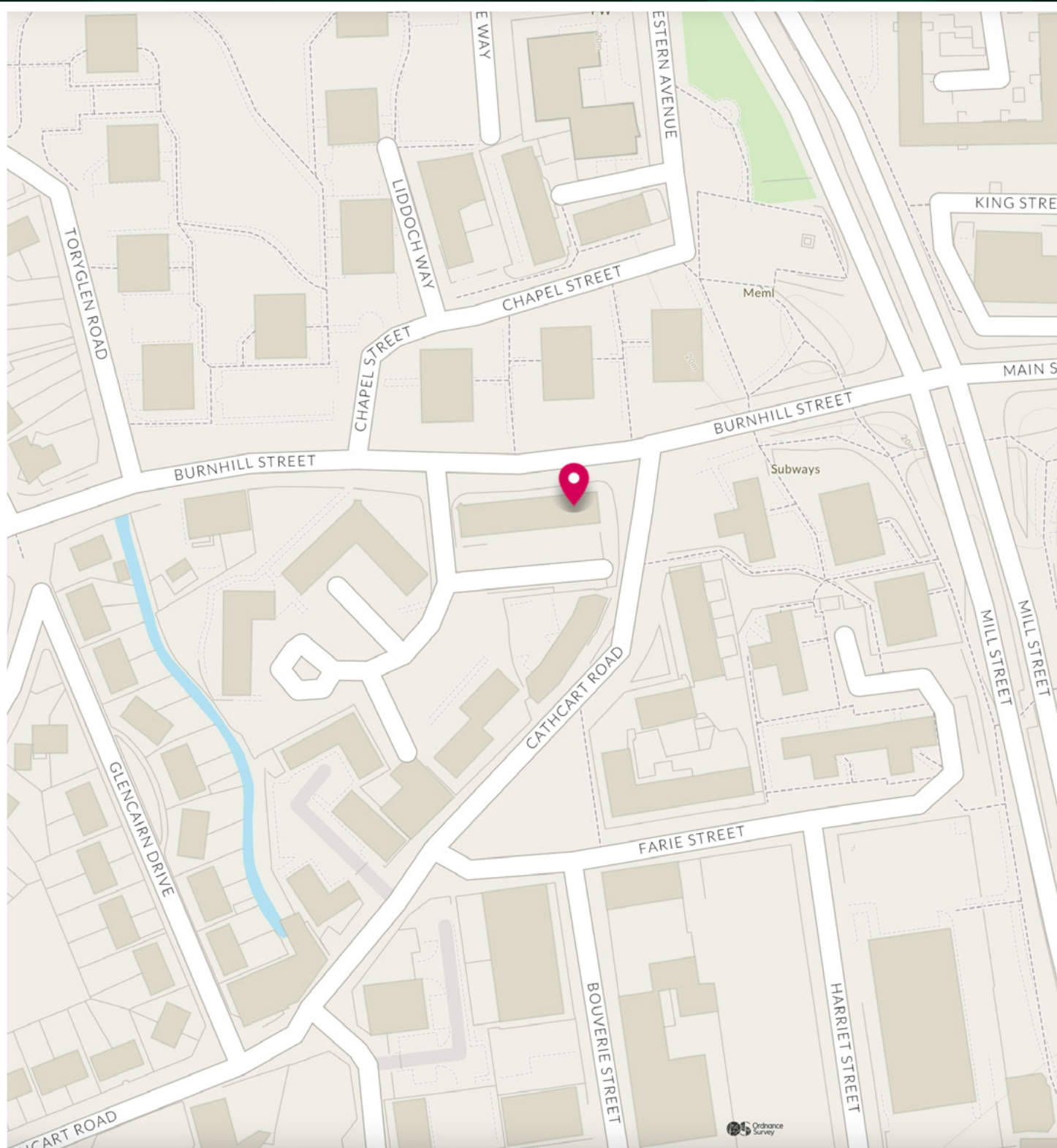
Floor Plan



Cathcart Road, Rutherglen in Glasgow's south side provides a great place to live and commute from. There are a wealth of shops, a large Asda and plenty of cafe's, restaurants and family pubs all within the surrounding area.

There are regular bus and rail links to the city centre within a 15 minute travel time where it provides some of the best shopping centres in the entire UK. There is quick and easy access to the main motorway networks within only a few minutes, making it perfectly placed to access all areas.

The Location



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