



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**13 Kincath Avenue**  
RUTHERGLEN, GLASGOW, G73 4RP



# RUTHERGLEN

GLASGOW, G73 4RP

Kincath Ave is located in the ever-popular and sought after area of Rutherglen to the south of Glasgow.

Originally a village that was consumed by Glasgow's expansion, Rutherglen is a self-contained community and has wealth of shopping and local amenities within the area.

The property has easy access to Burnside, Kirkhill and Rutherglen train stations and a variety of bus routes alongside, while the M74 and central belt motorway networks are only a couple of minutes away by car. There are a good range of schools at both Primary and Secondary levels within easy reach.



# 13 KINCATH AVENUE

RUTHERGLEN, GLASGOW

We are delighted to bring to the market a very rare development opportunity with this four/five-bedroom, semi-detached home, set in a quiet cul-de-sac in a very popular residential area of Glasgow. The property is presented as a complete blank canvas for someone to create their own 'Grand Design'. Although in need of an upgrade this substantial property could present the perfect place for those who have a flair for interior design. The spacious accommodation lends itself to so many options (subject to the necessary planning and building warrants being obtained), including an easy loft conversion and room to extend to the rear if required.

The accommodation benefits from a bright and very spacious lounge/diner which given its shape would suit a range of furniture configurations. Light floods in from the large windows and helps create a very relaxing ambience. The kitchen is currently laid out to a small number of white units with a feature fireplace. A reconfiguration of the space with a stylish new kitchen could easily create a fantastic space to prepare the family meals. The cloakroom WC is placed just off the hallway and is always a welcome addition to any busy family home. The family bathroom is a good size and currently finished in a white suite with

a mains shower over the bath. Depending on the new owner's requirements the property could be utilized as a five-bed with one public room or a four-bed with two public rooms, thereby offering space for a formal dining room. The bedrooms of this home all have ample space for free-standing furniture. There are also ample cupboard spaces throughout to help keep everything tidy and in its place. The property is also kept warm and comfortable via double glazing and gas central heating.

The front garden space is tiered with spectacular views and the rear garden is secure making it ideal for children and pets, on sunnier days it offers a great place to relax and unwind. There is also a very handy shed and a garage providing extra storage or making an ideal workspace for anyone who likes to tinker with a hobby. Off-street parking for a number of vehicles is provided via the large driveway to the side aspect of the property.

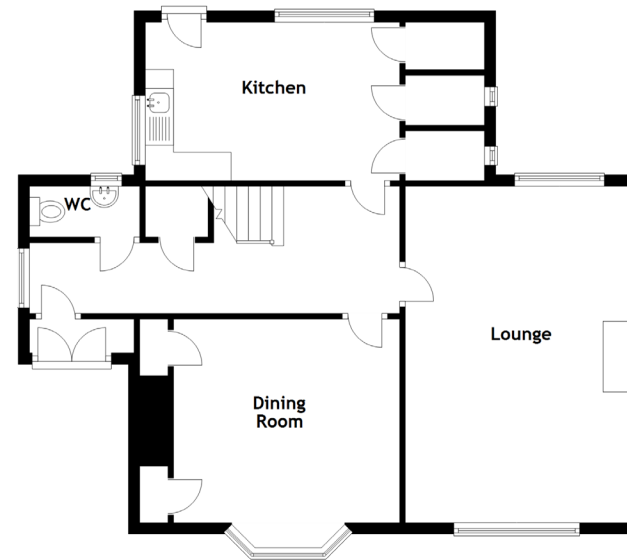
From time to time some properties come on the market that are guaranteed to be popular. Given the great location, the spacious accommodation, the amazing and rare opportunity to redesign the space then this is one such property. We believe early viewing is essential.





# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.95m (19'6") x 4.00m (13'1")
Dining Room	4.20m (13'9") x 4.00m (13'1")
Kitchen	4.50m (14'9") x 2.80m (9'2")
WC	1.95m (6'5") x 0.90m (2'11")
Bedroom 1	5.95m (19'6") x 4.50m (14'9")
Bedroom 2	4.10m (13'5") x 3.60m (11'10")
Bedroom 3	3.45m (11'4") x 2.80m (9'2")
Bedroom 4	3.20m (10'6") x 1.90m (6'3")
Bathroom	2.80m (9'2") x 2.35m (7'9")

Gross internal floor area (m<sup>2</sup>): 154m<sup>2</sup>  
EPC Rating: D

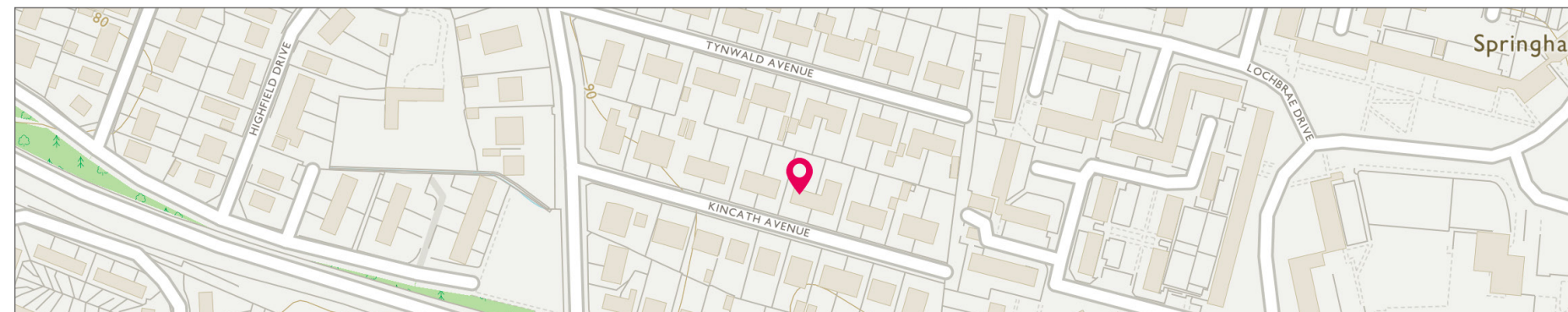


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