




McEwan Fraser Legal

Solicitors & Estate Agents

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20 King's View

RUTHERGLEN, GLASGOW, G73 2BJ



Rutherglen

GLASGOW, G73 2BJ

King's View is located off of Bankhead Road in the 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 with Main Street only minutes away from your front door.

The property has easy access to Rutherglen train station and a variety of bus routes alongside while the M74 and central belt motorway networks are only a couple of minutes away by car.





20 King's View

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We are delighted to offer to the market this beautiful two double bedroom flat on the preferred first floor. Access is granted through a secure entry system, and the communal hallway is in fantastic order.

The property itself is in excellent order throughout and bright and spacious. All apartments are accessed from the spacious hallway. The large lounge is L-Shaped and the current owners have a dining area set. The room is large enough for an array of furniture configurations and benefits greatly from the abundance of natural light that floods in from the large windows. The kitchen is compact but designed so that every inch is being utilised, there are plenty of wall and floor mounted units with integrated appliances and gas hob.

The bedrooms are both spacious doubles with a wealth of built-in storage. The master offers an en-suite which is fully tiled with a bath and mains fed shower. The main bathroom is fully tiled also and has a large double shower.

Throughout the property is in fantastic decorative order and is in true walk-in condition. There is also ample storage throughout with the bedroom wardrobes but also by way of a large storage cupboard in the hallway.

Externally this flat is situated within small development which is loved by the occupants. There is allocated parking and also facilities for visitors. To the rear, there are communal drying areas.

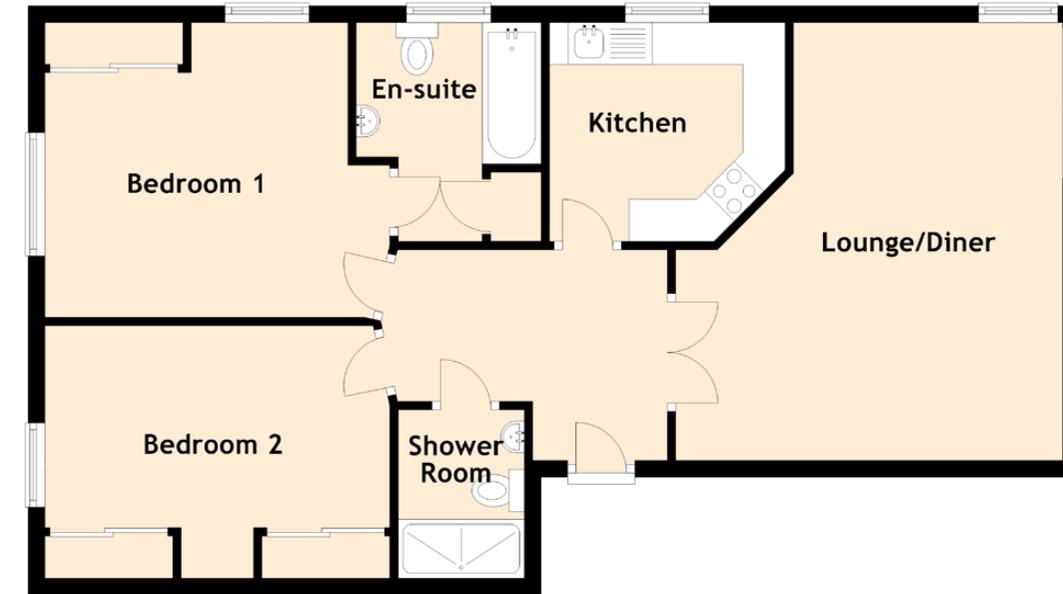
Properties within this development and of this order are rare to the market and we encourage early viewing to avoid disappointment.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

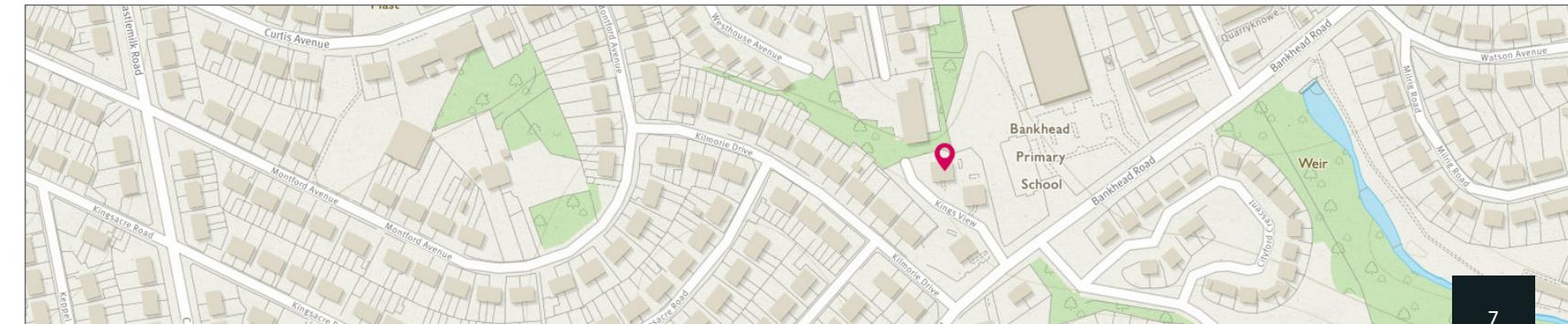


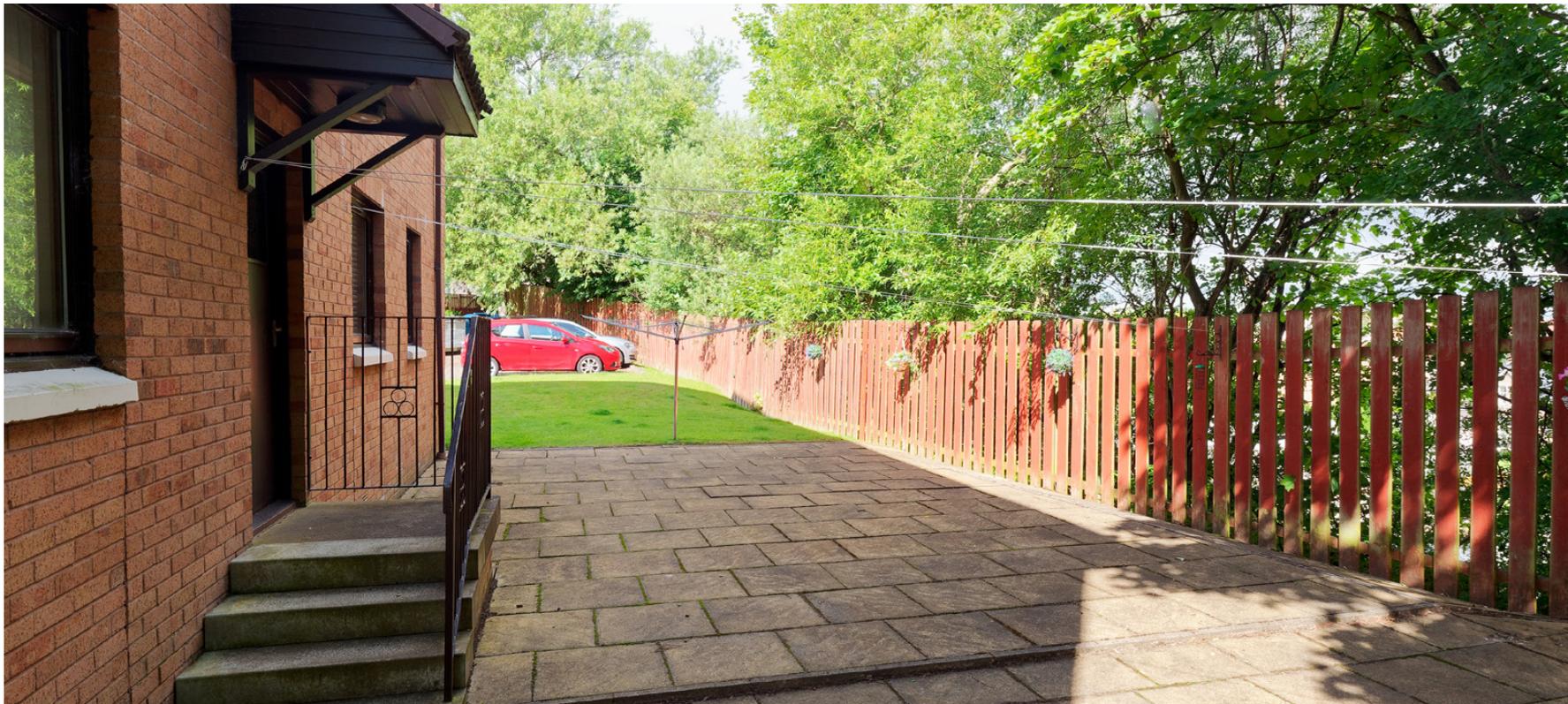
Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	5.20m (17'1") x 4.60m (15'1")
Kitchen	2.80m (9'2") x 2.60m (8'6")
Bedroom 1	4.10m (13'5") x 3.50m (11'6")
En-suite	2.60m (8'6") x 2.20m (7'3")
Bedroom 2	4.10m (13'5") x 3.00m (9'10")
Shower Room	2.00m (6'7") x 1.50m (4'11")

Gross internal floor area (m²): 63m²

EPC Rating: C





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**Part
Exchange
Available**

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Text and description
GEMMA CONSTABLE
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer