

57 Princes Gate

RUTHERGLEN, GLASGOW, G73 1LS



Ideal one-bed ground-floor flat, perfect starter home or Investment property, popular southside location of Rutherglen



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We are delighted to offer to the market this ideal one-bedroom apartment, set on a ground floor position in the popular Southside location of Rutherglen and within easy reach of the heart of the city. The property would make a great starter home for any young person or couple seeking to get a foothold on the property ladder. Alternately, this would be a great opportunity to secure a superb rental-ready, Buy to Let investment property. The property is offered in good condition, and given the ground floor position, the property is sure to have great appeal to a wider scope of tenants or purchasers.

THE LOUNGE & KITCHEN



The accommodation comprises a bright and airy lounge, which would suit a range of furniture configurations. The galley kitchen is finished in a range of white units, with an electric oven and hob and ample space for the free-standing fridge and washing machine. White goods may be available by separate negotiation.



To help ensure the apartment is always kept clutter-free, there's a handy storage cupboard off the hallway. The shower room has easy-clean wet-wall panels with a white suite and an electric shower set within a large doorless shower enclosure.

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 wall heating and secure entry system.

THE SHOWER ROOM



THE BEDROOM



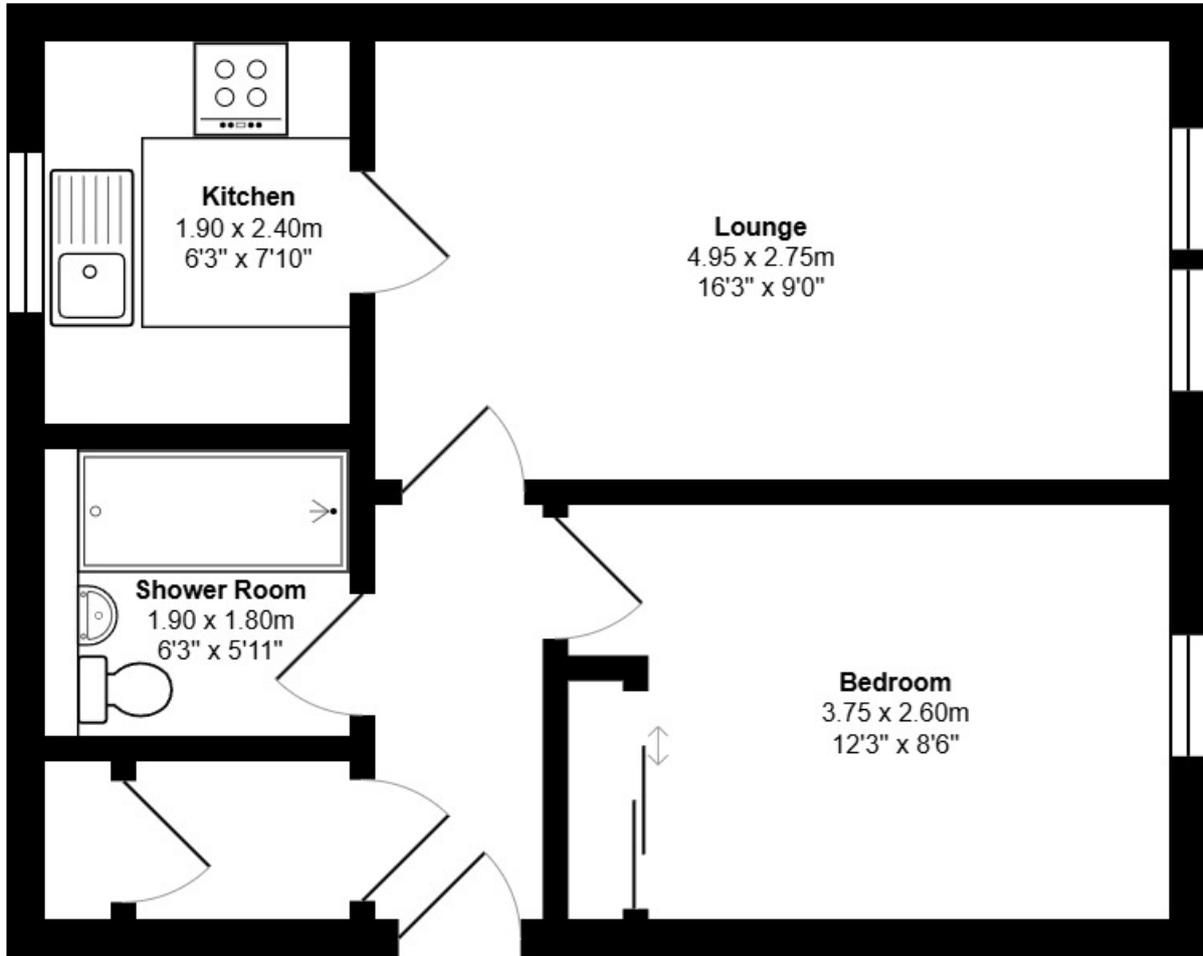
EXTERNALS



Off-street parking is provided within the resident's car park to the front aspect. The property would make a first-class, low-risk rental property for an investment buyer looking for a 'turn-key' property to invest in.

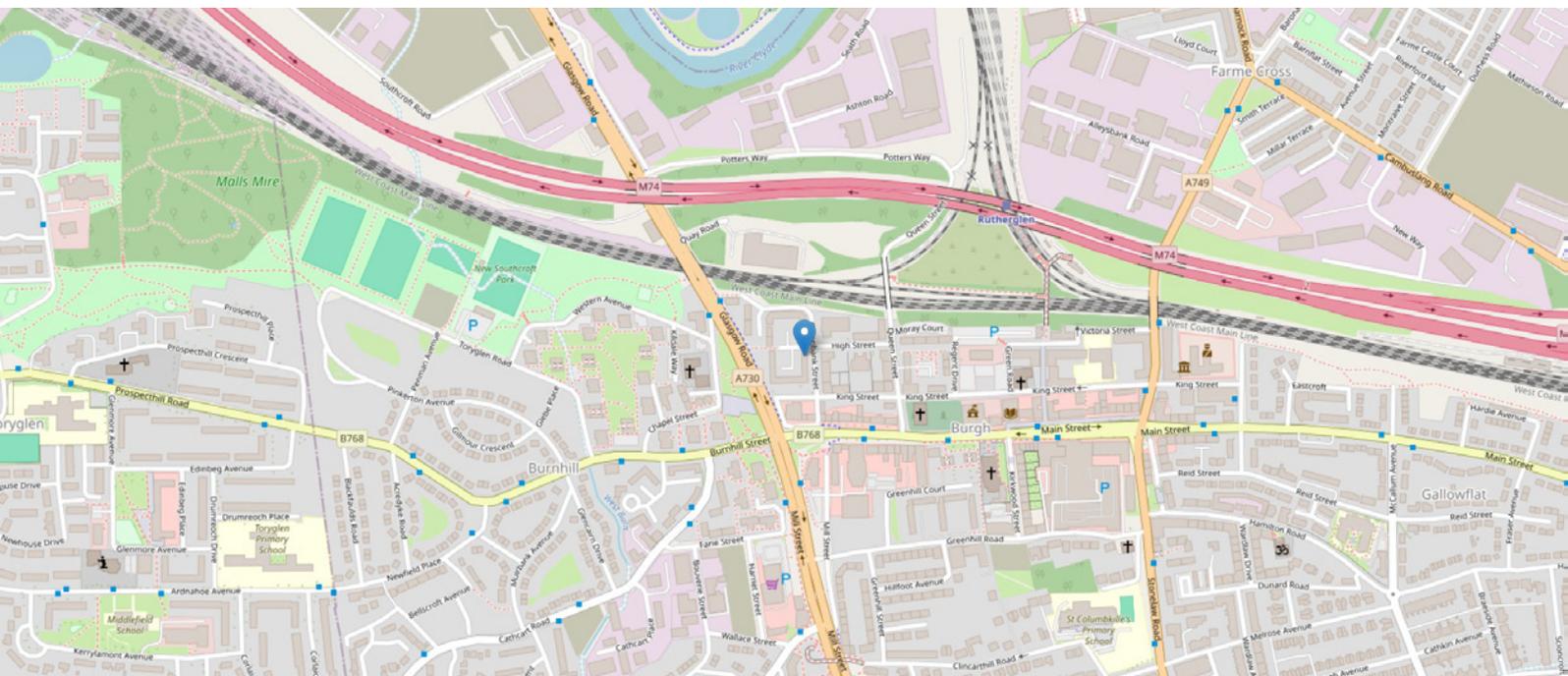
Early viewing is advised for 'canny' buy-to-let investors or first-time buyers seeking a comfortable, ground-floor apartment, with space and flexibility and where the hard work has already been done.

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 80m² | EPC Rating: C



THE LOCATION

Princes Gate, Rutherglen in Glasgow's south side, provides a great place to live and commute from.





There is a wealth of shops, a large Asda and plenty of cafes, 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.



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