



Kingsburn Grove, Rutherglen Glasgow G73 2DP

welcome to Kingsburn Grove, Rutherglen Glasgow

- Mid Terrace House
- Over Three Levels
- Fitted Kitchen With Dining Area
- Bright Spacious Lounge
- WC & Shower Room

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers over

£110,000

A truly unique and beautifully presented one-bedroom terraced home set over three levels, offering stylish and flexible accommodation ideally suited to first-time buyers, professionals, or those looking to downsize.

The lower level has been thoughtfully converted to create a contemporary kitchen with ample space for dining, providing the perfect setting for both everyday living and entertaining. On the ground floor, the welcoming entrance hallway leads to a bright and spacious lounge along with a convenient separate WC. The mezzanine level hosts the bedroom with an adjoining shower cubicle, creating a distinctive and characterful living space.

This stunning home is presented in good condition throughout and benefits from a highly desirable location, close to local amenities and transport links. Early viewing is highly recommended to appreciate the unique layout and exceptional standard of accommodation on offer.

Rutherglen offers access to the M74 providing links to Glasgow City Centre and further afield and there are a number of well serviced train and bus routes within the town. A selection of primary and secondary schooling is available as well as an abundance of shops, bars, restaurants, a library, and parks providing recreational grounds and much more within this established residential area.

Lounge

16' 6" Max x 11' 11" Max (5.03m Max x 3.63m Max)

Wc

Kitchen / Dining

18' 10" x 11' 8" (5.74m x 3.56m)

Bedroom

14' Max x 11' 11" Max (4.27m Max x 3.63m Max)

Shower Room

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Property Ref:

BS109187 - 0002



0141 613 3992



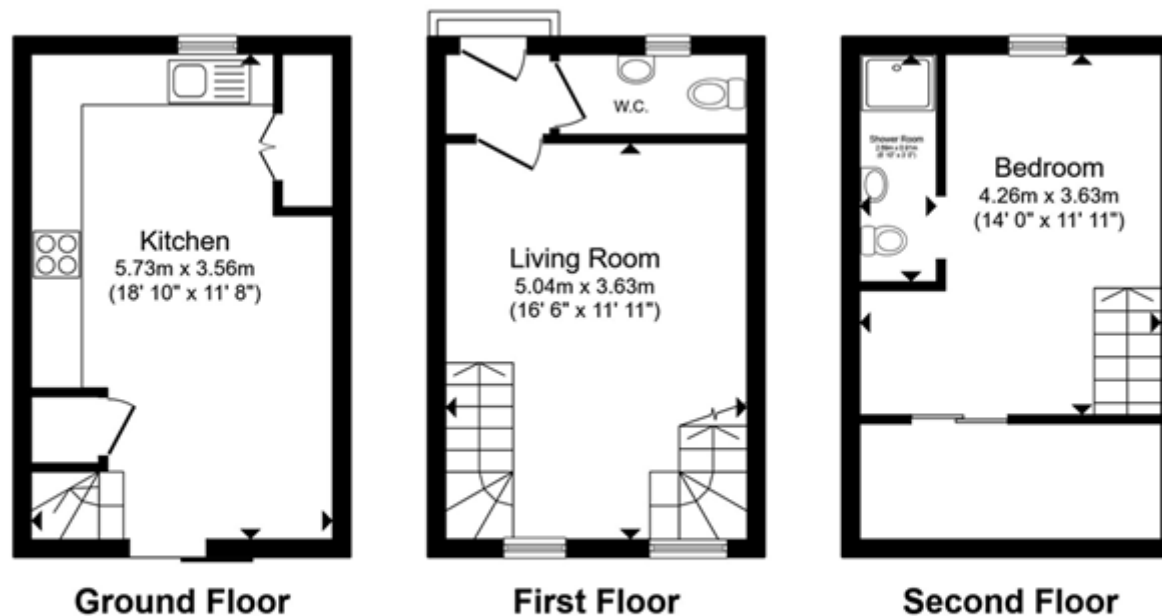
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Total floor area 56.3 m² (606 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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