



49 Bankhead Road  
Rutherglen | G73 2NS

pattison & co

Offers Over £115,000



### 49 Bankhead Road, Rutherglen, G73 2NS

This is a rarely available two bedroom end terraced villa in the sought after Bankhead Road of Rutherglen, and is very attractive to young families. The property enters by a bright and welcoming hallway giving access to the living room, the bathroom and the upper level. The living room benefits from a large three sectioned window allowing for maximum light exposure and follows through in to the rear facing kitchen. The kitchen benefits from wall and floor mounted cabinets with space for white goods. The bathroom includes a three piece suite and boasts neutral décor. The first floor features two well sized bedrooms with ample space in each for double beds and space for wardrobes. The property further benefits from multiple storage cupboards, with two storage cupboards within the hallway upstairs and a storage cupboard situated on the ground floor. Externally, the property is complimented by a well maintained row of shrubbery fronting the property, maximising privacy, and the property further benefits from a large and very well maintained garden area spanning to the side and rear of the property on it's enviable corner plot. The property specification includes UPVC double glazed windows, UPVC front and rear doors, gas central heating. The property is in close proximity to the bustling Rutherglen Main Street where you will find all usual amenities such as banks, post office, shops and supermarkets. The property is well served by transport links with being only a few minutes away from Rutherglen Train Station. Furthermore, the nearby M8 Motorway network also connects Glasgow to the central belt with ease.



All room measurements are taken at the longest and widest points:-

Living Room 3.51m x 5.50m

Kitchen 3.00m x 3.51m

Hallway: 2.50m x 2.30m

Bathroom: 2.01m x 1.89m

Bedroom 1: 3.21m x 5.10m

Bedroom 2: 3.30m x 3.51m

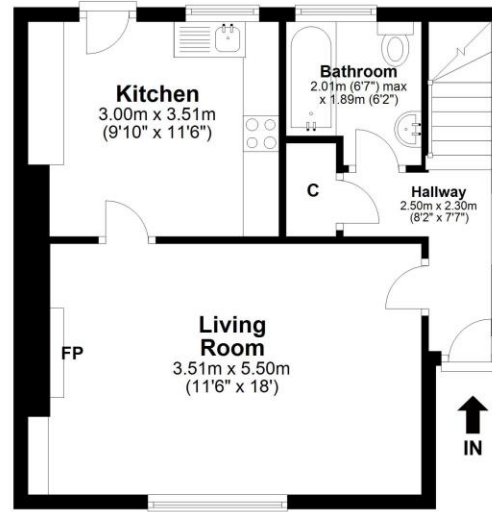
Total area: approx. 80.1 sq. metres (862.7 sq. feet)



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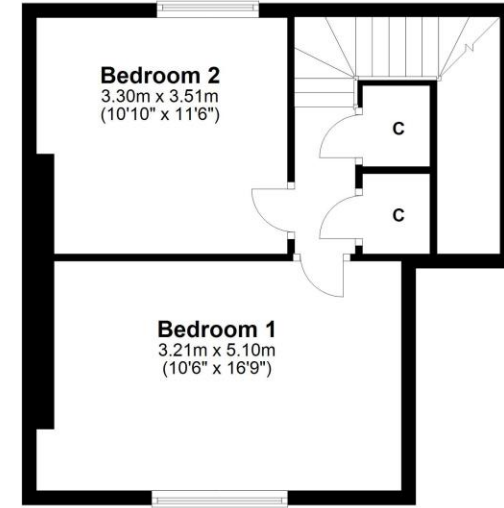
### Ground Floor

Approx. 41.9 sq. metres (450.9 sq. feet)



### First Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



Total area: approx. 80.1 sq. metres (862.7 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.