**welcome to**

**St Stephens Avenue, Rutherglen Glasgow**

- **SEMI DETACHED BUNGALOW**
- One Bedroom with Two Built in Cupboards
- Direct Access to Garden from Kitchen
- Private Garden Grounds to Front, Side & Rear
- Loft Space for Storage & External Storage

Tenure: Freehold  
EPC Rating: D

**offers over**  
£78,000

Entering at ground floor level, the entrance vestibule leads to a bright front facing bedroom overlooking private garden grounds and beyond onto St Stephen's Avenue itself. The bedroom offers built-in wardrobes providing convenient storage.

A lounge positioned off the hallway enjoys views over the private rear garden area and grants access to the kitchen which boasts a range of storage units and worktops and allows direct access to the garden grounds. An open outlook to the back garden can be enjoyed from both the kitchen and the lounge.

The shower room off the hallway comprises a suite with wc, wash hand basin and shower. The shower room is tiled and an external window to the side of the property provides ventilation.

Further benefiting from double glazing, gas central heating, private garden grounds to front, side and rear and storage provided both externally and within the attic space and bedroom internally, early viewing is advised to avoid disappointment.

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 and restaurants.

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1. **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.
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