





MQ Estate Agents present to the market this well sized, ground floor flat, tucked just off the main road in Rutherglen. ****The property would benefit from a level of modernisation to further increase value**** This would be a fantastic buy to let investment. The local area has a high demand for rental properties and would produce a high rental yield.

The property comprises of a lounge, dining kitchen, three double bedrooms, bathroom, a shared rear garden and private front garden space.

MQ Assisted Move and Part Exchange are available.

LOUNGE

15' 8" x 13' 1" (4.8m x 4m)

DINING KITCHEN

8' 10" x 13' 1" (2.7m x 4m)

BEDROOM ONE

13' 9" x 11' 9" (4.2m x 3.6m)

BEDROOM TWO

9' 6" x 9' 6" (2.9m x 2.9m)

BEDROOM THREE

11' 9" x 10' 5" (3.6m x 3.2m)

BATHROOM

8' 10" x 6' 2" (2.7m x 1.9m)

LOCATION

Located within this extremely convenient location the property is well placed with a host of local amenities along Rutherglen Main Street and the Mitchell Arcade which provides ample facilities for day to day requirements. Alternatively nearby Burnside and East Kilbride



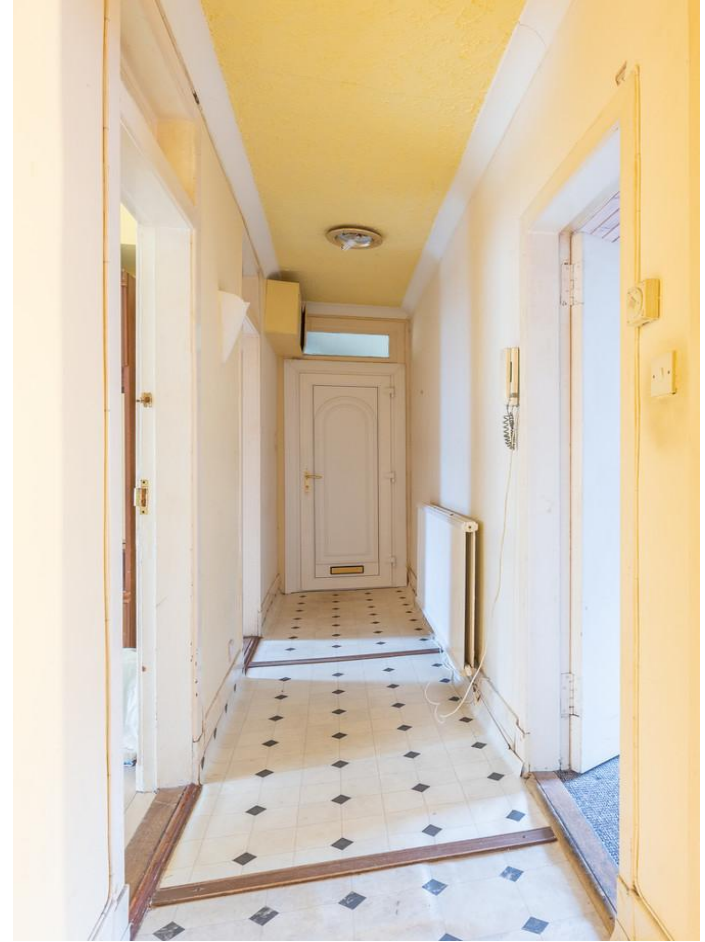
offer a more diverse range of facilities. The area benefits from frequent public transport links via the bus and rail network with Rutherglen Train Station being directly opposite the property connecting to Glasgow City Centre within an average five to ten minutes train ride.

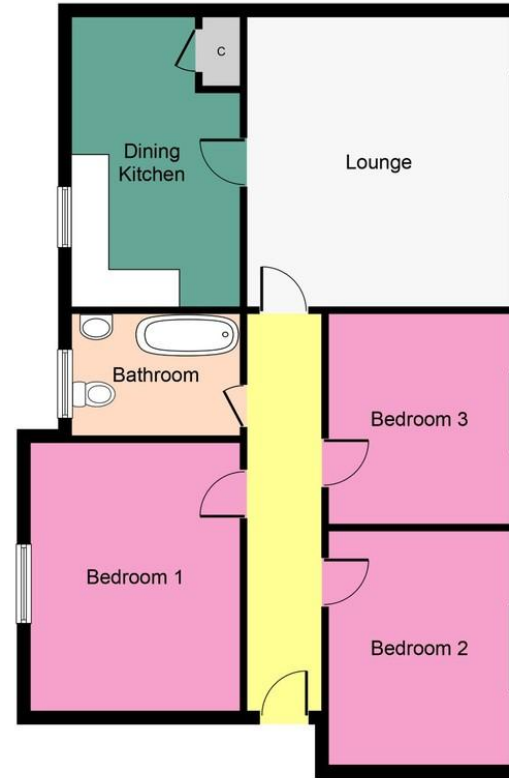
VIEWINGS

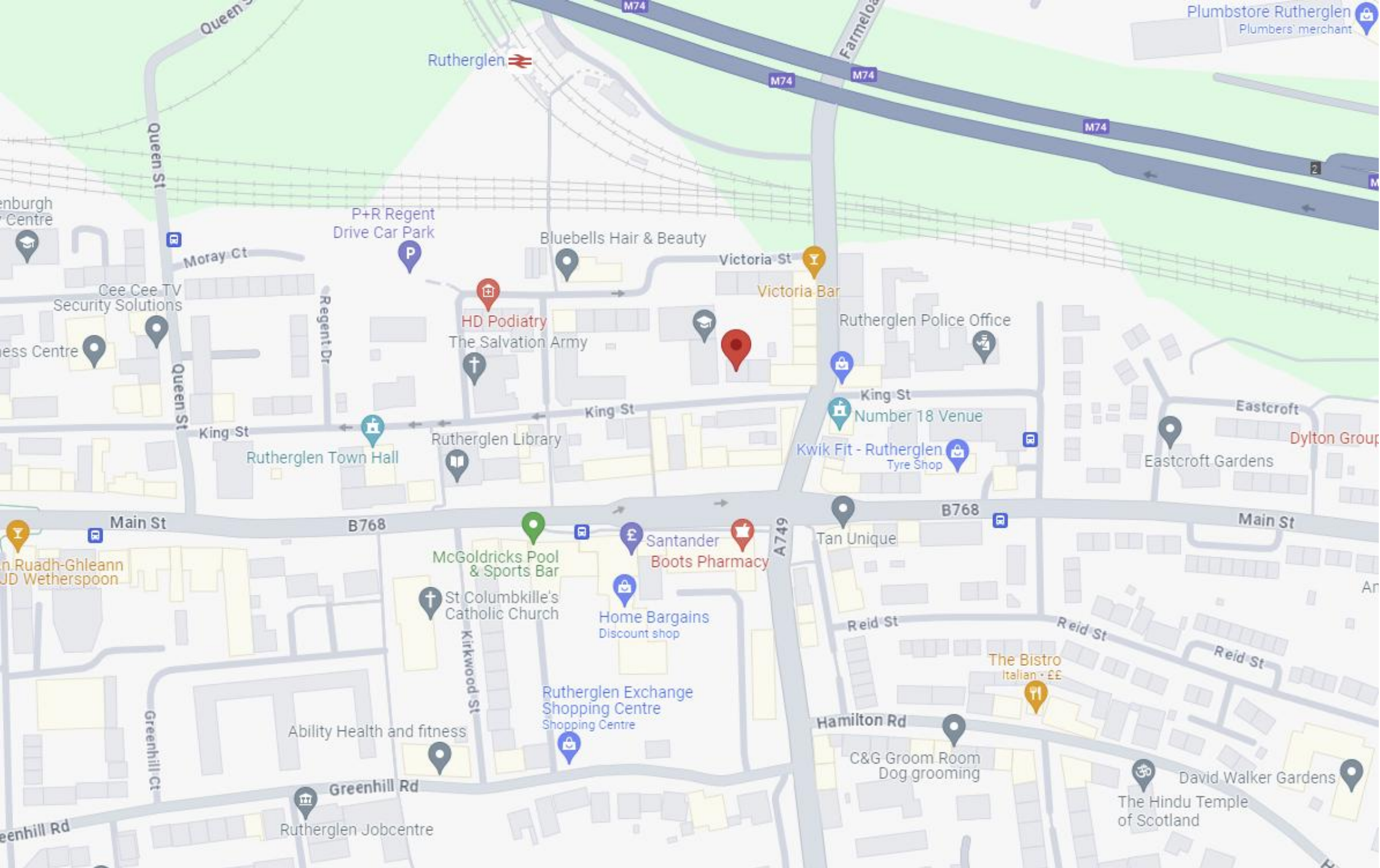
Viewing is by appointment only.

MQ Estate Agents are open 7 days a week:









Call free on 0800 074 8585

www.mqestateagents.co.uk

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