



**Inchmurrin Drive, Rutherglen Glasgow G73 5RT**

## welcome to Inchmurrin Drive, Rutherglen Glasgow

- Four bedroom detached family home
- Downstairs WC
- Modern fitted kitchen
- Spacious utility room
- Master bedroom with en-suite

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers over  
**£275,000**

This beautifully presented four-bedroom detached family home in Rutherglen offers flexible living space, modern interiors and a layout perfectly suited to family life.

Upon entering the property, you are welcomed into a bright and spacious open-plan living and dining area, creating an ideal setting for both relaxing and entertaining. The space flows seamlessly into a conservatory, which provides a peaceful and light-filled retreat overlooking the garden - the perfect place to unwind with a morning coffee or enjoy quiet evenings throughout the year.

The home also benefits from a modern fitted kitchen, designed with both style and practicality in mind. Adjacent to the kitchen is a spacious utility room, offering additional storage and workspace, along with convenient under-stair storage.

A notable feature of this property is the garage conversion, which has been thoughtfully transformed into a fourth bedroom. This versatile room could also serve as a home office, playroom or guest room. Completing the ground floor is a downstairs WC, adding further convenience for family living and visitors.

Upstairs, the property continues to impress with three well-proportioned bedrooms, including two generous double bedrooms and a spacious master bedroom with its own modern en-suite shower room. A stylish family bathroom serves the remaining bedrooms.

Externally, the property boasts a private rear garden, offering an excellent space for families plus a driveway to the front.

### Living Room

15' 3" x 11' 5" ( 4.65m x 3.48m )

### Kitchen

10' 4" x 9' 8" ( 3.15m x 2.95m )

### Utility Room

7' 4" x 5' 10" ( 2.24m x 1.78m )

### Dining Room

9' 8" x 9' 2" ( 2.95m x 2.79m )

### Bedroom 1

13' 1" x 11' 7" ( 3.99m x 3.53m )

### En-Suite

8' x 4' 3" ( 2.44m x 1.30m )

### Bedroom 2

13' 2" x 8' 1" ( 4.01m x 2.46m )

### Wc

7' 5" x 3' ( 2.26m x 0.91m )

### Bedroom 3

9' 1" x 8' 9" ( 2.77m x 2.67m )

### Bedroom 4

10' 6" x 8' 10" ( 3.20m x 2.69m )

### Bathroom

7' 10" x 5' 6" ( 2.39m x 1.68m )

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**Property Ref:**  
BSD109090 - 0003

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Total floor area 117.1 m<sup>2</sup> (1,260 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](http://www.propertybox.io)



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