



64 Wardlaw Avenue, Rutherglen, Glasgow, G73 3EH

Offers Over £210,000

- Rarely Available Ground Floor Apartment
- Fully Renovated Throughout
- 2 Double Bedrooms
- New GCH and DG
- Walking Distance to Local Amenities
- Traditional Blonde Sandstone Build
- Spacious Lounge with Brand New Kitchen & Appliances
- 4 Piece Contemporary Bathroom Suite
- Proximity to Excellent Transport Links
- EER - C

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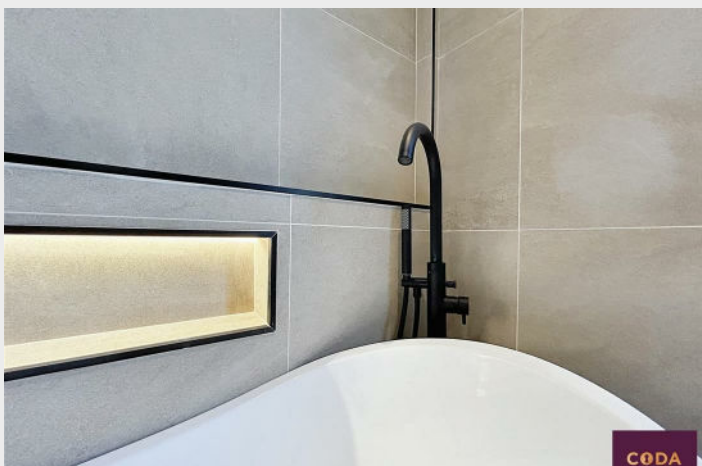
Nestled in the charming area of Wardlaw Avenue in Rutherglen. This delightful Victorian flat has been extensively renovated throughout and now offers a perfect blend of classic elegance and modern comfort. This property is ideal for small families, couples, or individuals seeking a serene living space. The high ceilings and period features are a testament to the flat's Victorian heritage, providing a unique charm that is hard to find in newer properties.

Located in Rutherglen, this property benefits from a vibrant community and excellent local amenities, including shops, parks, and transport links, making it easy to access the wider Glasgow area. Whether you are looking to enjoy the tranquillity of suburban life or the excitement of city living, this flat offers the best of both worlds.

In summary, this Victorian flat on Wardlaw Avenue is a wonderful opportunity for those seeking a charming home in a desirable location. With its appealing features and convenient amenities, it is sure to attract interest from a variety of potential purchasers. Do not miss the chance to make this stunning property your own.



Council Tax Band: C

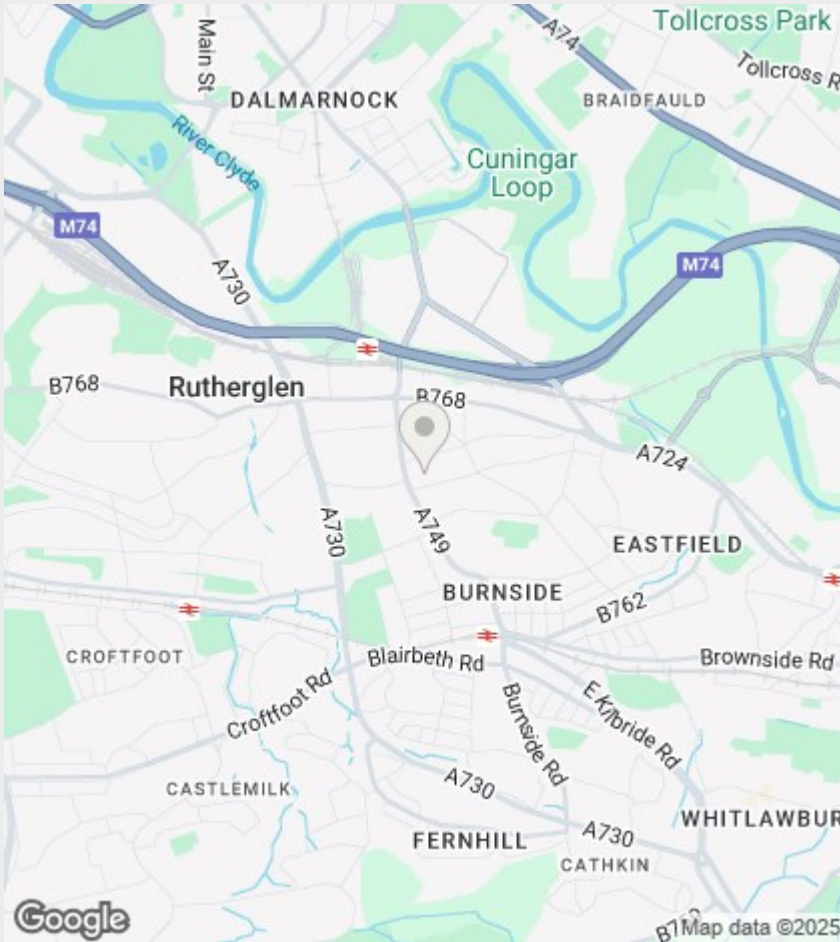


With main door entry, the level of finish in this impressive property is immediately apparent as you step in to the reception hallway, from which all apartments can be accessed. Contemporary herringbone wooden flooring continues through the hall and in to the main reception room, a bright and spacious lounge kitchen, with front facing bay window filling the room with natural light, making it an inviting area for relaxation or entertaining guests. The kitchen itself offers a selection of floor and wall mounted units, integrated appliances and large central island with induction hob and hidden overhead extraction. The master bedroom and bedroom two are both generously sized doubles with the master affording access to the property's rear garden space. Completing the accommodation is the property's bathroom, a beautifully appointed four piece suite with freestanding bath, separate rainfall shower, floating vanity with sink, and w.c. The high ceilings and period features are a testament to the flat's Victorian heritage, providing a unique charm that is hard to find in newer properties. Further benefits include new GCH system, feature radiators, DG, decorative light fixtures, front and rear garden spaces.

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Home Report Available on Request
Council Tax -South Lanarkshire Band C
EER - C
Viewings Strictly By Appointment

If you are interested in viewing this property, please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

