



PROPERTY SUMMARY

Attention All Investors

Buy To Let Opportunity – Tenant In Situ

Are you looking for a beautifully presented Traditional second floor one bedroom flat located within a prime location close to all amenities and Railway station.

Hemmings Homes are delighted to welcome to the market this one bedroom flat, this property is located on the second floor and would be a perfect opportunity for investors.

The accommodation in full comprises an entrance hallway, front facing spacious Bay Windowed Lounge, kitchen, spacious double sized bedroom and modern bathroom . The property further benefits from gas central heating and double glazing.

Communal garden at rear of property.

The property is located within an ideal location for excellent local amenities and transport links with Rutherglen Railway Station only a short walk away. There is a selection of bars, cafes and eateries on the door step. The M74 motorway network is nearby giving direct access to Glasgow city centre and the central belt. Glasgow International airport can also be reached within 25 minutes. There is also a good choice of both primary and secondary schooling.

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LOCAL AUTHORITY

South Lanarkshire

TENURE

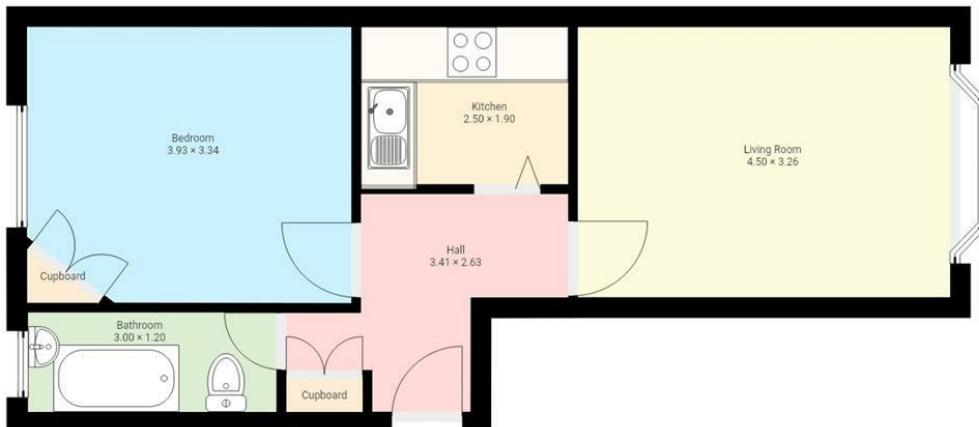
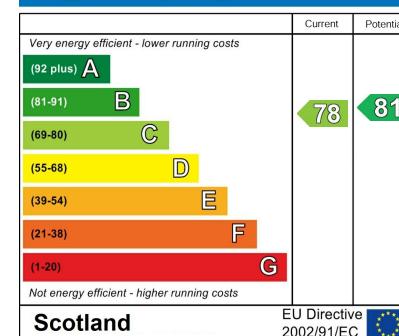
Freehold

COUNCIL TAX BAND

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VIEWINGS

By prior appointment only

**Energy Efficiency Rating**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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