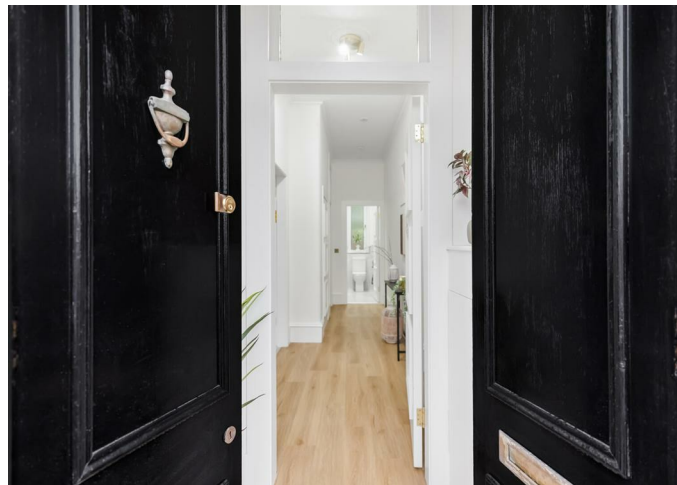


FREEHOLD



Flat (EPC Rating: )

# 14 HILLFOOT AVENUE, GLASGOW, RUTHERGLEN, G73 2LN

Offers over

## £114,995

### FEATURES

- One-bedroom main door ground floor flat in a popular and convenient area of Rutherglen
- Excellent access to Glasgow city centre and local amenities
- Presented in true walk-in condition throughout
- Large double bedroom with bay window and space for wardrobes



**SWEET  
HOME**



# 1 Bedroom Flat located in Glasgow

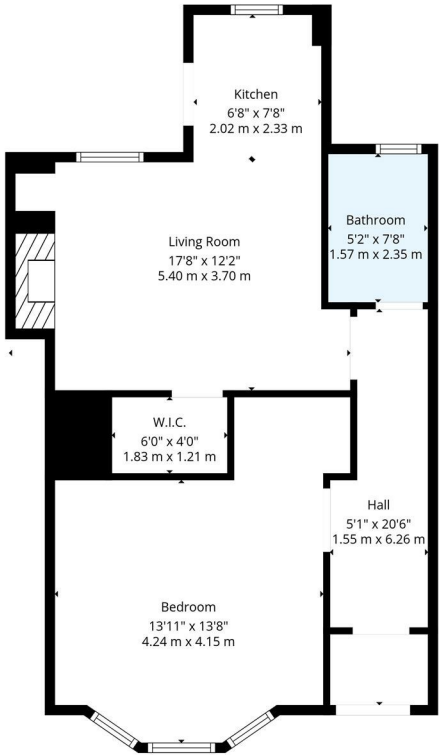
Ross Pollock of Sweet Home Scotland is delighted to bring to market this well-presented one-bedroom flat, located in a popular and convenient part of Rutherglen, offering easy access to Glasgow city centre and a wide range of local amenities.

The property is in true walk-in condition and finished to a very high standard throughout, making it ideal for a buyer looking for a home where no work is required.

A spacious entrance hallway provides a great first impression and gives access to all rooms.

The bedroom is generously proportioned and features a large bay window which allows plenty of natural light to fill the space. There is also a dedicated area that lends itself perfectly to wardrobes or additional storage.

The bathroom is fitted with a modern three-piece suite and finished with contemporary tiling, creating a clean and stylish space.



TOTAL: 629 sq. ft, 58 m2  
1st floor: 629 sq. ft, 58 m2  
EXCLUDED AREAS: WALLS: 59 sq. ft, 6 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Call us on

07717504350

[sales@sweet-home.co.uk](mailto:sales@sweet-home.co.uk)

<https://sweet-home.co.uk/>

Council Tax Band

B

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

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 are advised to recheck the measurements.

