

4 Bed Semi-Detached In Braeside Avenue Rutherglen, Glasgow, G73 3HL

£415,000





## SHORT DESCRIPTION

Property Ref: 17007 DESCRIPTION A characterful semi-detached sandstone villa dating back to circa 1875. It is a 4 bedroom property located on a quiet street in Rutherglen, with excellent access to transport links and local amenities. Ground Floor: The house has a light-filled kitchen diner installed in 2020; a wonderful space for family life and entertaining. Integrated appliances include a Neff oven-grill, Neff fridge-freezer, Bosch dishwasher, Smeg microwave and Airforce down-draught induction hob located on the kitchen island. The large lounge benefits from a Morso log burner and west-facing bay window seat. Off the kitchen there is a recently renovated utility room. There is plenty of storage and space for appliances; there's a stainless steel sink, laundry drying pulleys and the boiler cupboard with the 9-year old Worcester combi boiler. A toilet and hand basin are accessed from the utility via a sliding door. Two storage areas are accessed from the hallway. First Floor: The primary bedroom and Bedroom 2 (on the floor plan) contain pseudo built-in wardrobes. The three main bedrooms are spacious with only limited reduced height areas. Bedroom 4 has a Velux window and is not connected to the central heating. The bathroom contains a bath, a separate shower, a toilet and hand basin. Please note that the photographs (inside and out) were taken over an extended period of time and there are some minor changes from some of the older photos. For example, presently where the bunk bed is shown in Bedroom 3, the climbing wall is now in place. (The climbing wall is freestanding and is an option in the purchase; please state if your offer includes for it or if you want it removed.) External: The property benefits from its own driveway and carport. (Under the carport is an Asgard metal shed for storing bicycles; this too is an option in the purchase so please state if your offer includes for it or if you want it removed.) An afternoon-sun facing front garden offers seating and three productive eating-apple trees. The rear garden contains a good run of turf, a sun-trap seating area, a 3.6m x 2.4m shed, a bespoke wendy house clad with larch and cedar tiles, a treehouse in the lilac tree and a raised bed housing blueberry bushes, rhubarb and rosemary. Also, in the garden beds there are tayberries, raspberries, black currants and quince. In the last 6 years, popular coffee shops have opened within walking distance of the house. There are various nearby grocery stores, shops and services towards Burnside and Rutherglen, with Lidl only a 5 minute walk away. With Overtoun Park and Cuningar Loop nearby, plus a wide range of local sporting clubs and activities, it is very conveniently located. NOTES: Formal offers will be received by Thorntons Law. A full home report from DM Hall is available but may not be uploaded or available from the online estate agent; the seller can supply it at the viewing. The home report valuation is £420k. Property Type: Semi-detached Full selling price: £415000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: E EPC rating:D Measurement: 1367.02 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Driveway, Covered Heating Type: Gas Central Heating Possession of the property: Self-occupied -----

4

Bed Room(s)

2

Bath Room(s)

2

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



INDICATIVE ONLY

## EPC GRAPH

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Valid until 28 April 2034	Certificate number 3700-5412-0822-3396-3443
Property type	End-terrace house
Total floor area	63 square metres

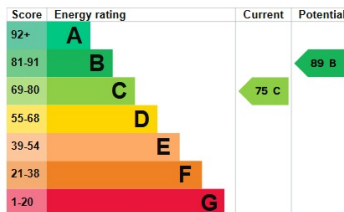
### Rules on letting this property

Properties can be let if they have an energy rating from A to E. You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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