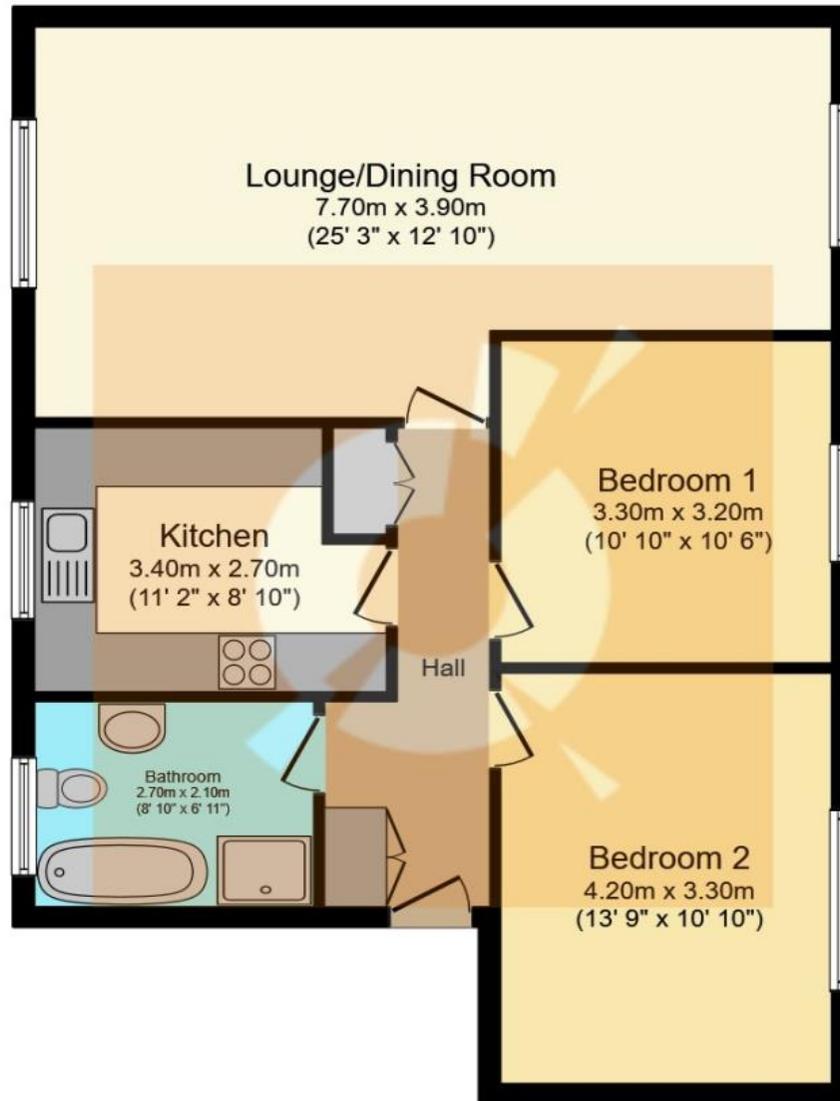




5 Stewart Court, Rutherglen, Glasgow

Offers Over £135,000





## Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

The Property Boom are delighted to present to the market this contemporary and superbly spacious 2-bedroom top floor apartment with amazing views which has been presented to the market in true walk in and start living condition.

Access to the property is via a security entry system and an immaculate communal close and stairway, leading you in the first instance to a warm, welcoming reception hallway which has been stylishly decorated with warm, neutral colours.

The open-plan lounge/dining room is strikingly spacious with dual-aspect window formations, infusing the room with natural light and further enhancing the feeling of bright airy spaciousness that you get when you first walk in. There is an illuminating focal point fireplace with electric fire which fills the room with a delightful warmth, creating a cosy space to relax and unwind and a separate dining area off the lounge offers the perfect spot to enjoy a lovely home cooked meal with family.

The high specification breakfasting kitchen is simply stunning and comprises of a quality range of wall to floor mounted units with a contrasting worksurface, creating a fashionable and efficient workspace. There is a stainless-steel sink with chrome mixer tap, integrated 4-ring gas hob with electric oven/grill and extractor hood, fridge freezer, washing machine and dishwasher which will all be included within the sale of the property, making this an excellent purchase for a first-time buyer.

The property further benefits from two generously proportioned double bedrooms which have both been tastefully decorated with fresh, neutral tones and fitted carpets.

To complete this wonderful accommodation internally is the immaculate family bathroom. There is a four-piece bathroom suite to include a walk-in shower cubicle, bath, w.c. and wash-hand-basin which has been contained within a stylish vanity unit and contemporary chrome fixtures and fittings can be found throughout.

Externally to the rear of the property, there is a well-maintained communal drying green and the property further benefits from its' very own private garage. Gas-central heating and double glazing can be found throughout, providing all rooms with a delightful warmth.

For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. This stunning top floor apartment is within easy reach of Rutherglen Main Street and the close by train Station and bus stop provides regular services to Glasgow City Centre and beyond. It is convenient for all amenities, restaurants and bars and recreational and sports facilities. For those who drive, there is easy access to the M74 and M8 motorway network linking west central Scotland and beyond.

We highly recommend an early viewing of this wonderful accommodation as we have no doubt that it will be very popular. Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM

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