



7A Glenlyon Place, Rutherglen, Glasgow, G73 5PL

FRESH AND MODERN 2 STOREY END TERRACED VILLA

- **Bright and spacious Livingroom**
- **Large kitchen with separate dining area**
- **Master Bedroom**
- **2 further generous sized bedrooms**
- **2 bathrooms**
- **Well kept front and back garden**
- **Detached summer house**
- **Driveway for 2 cars**

Location

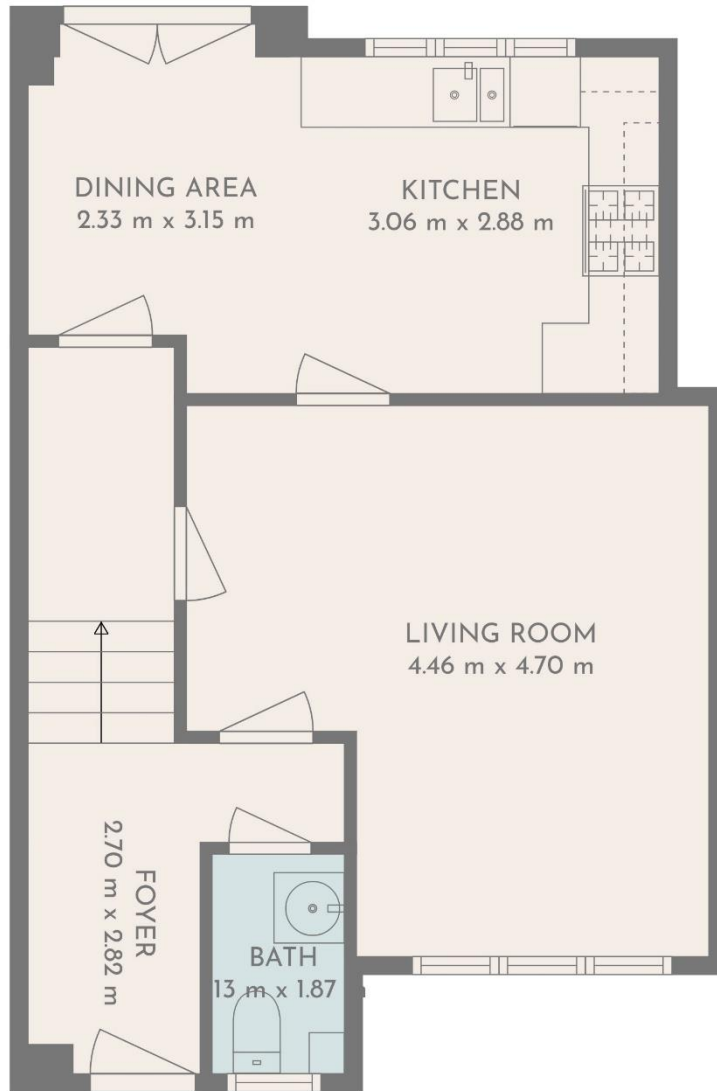
The property sits close to a host of amenities with local shops within walking distance. More extensive facilities can be found on Stonelaw Road, Rutherglen Main Street and further afield at Kingsgate Retail Park which is only a short drive to the Southeast. Local amenities include golf courses, gyms, well maintained parks and excellent schooling at both primary and secondary levels. There are fantastic bus links to the city centre and Burnside Railway Station is only a short distance from the property. There are also excellent road links close by giving easy access to the Central Belt motorway network system.

Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk







FLOOR 1



FLOOR 2

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please can offers be sent via email in the first instance.

Church of Scotland Law Department

121 George Street

Edinburgh EH2 4YN

Telephone 0131 2402263

Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

The Church of Scotland -Scottish Charity No SC011353

