



'The Stables' 3B Lochbrae Drive, Rutherglen, Glasgow, South Lanarkshire

www.robbrresidential.com







‘The Stables’

3B Lochbrae Drive, Rutherglen, Glasgow,
South Lanarkshire, G73 5QL

Burnside 0.6 miles, East Kilbride 5.4 miles,
Glasgow city 7 miles, Glasgow Airport 7.3 miles

A very pretty detached property located within a much sought-after location within Rutherglen and Burnside.

Ground floor:

Front door to entrance hallway, family bathroom, dining room to family sitting room, storage cupboard, kitchen come informal dining and breakfasting area, storage cupboard, door to rear hallway, door to side gardens, additional formal sitting room, twin leaf doors to rear gardens.

First Floor:

Via a carpeted staircase to first floor, bedroom 1 (master), twin leaf door to balcony, shower room, bedroom 2, access into attic space, bedroom 3, door to hallway, storage cupboard, bedroom 4, staircase down to main entrance hallway.

Gardens:

Via painted stone piers to shared gravel driveway, cobbled driveway with ample vehicular standing and parking. Rear gardens have been carefully landscaped and managed over the duration of ownership. Paving extends out across the upper tier and is ideal for alfresco dining. The lower tiers are low maintenance by design, bounded by a colourful array of flower beds and bushes. Lower gardens are mainly to lawn, the gardens are bounded by a timber fence, which secures the property and grounds from neighbours.

About 0.125 acres

Situation

'The Stables' is situated towards the top of Burnside Road in a quiet semi-rural location close to Burnside, Rutherglen and Cathkin Braes country park on the south side of Glasgow.

About 0.6 miles from the house, Burnside village has excellent local shops and professional services that easily cater for everyday needs and requirements.

Three miles to the south is the Kingsgate Retail Centre and the centre of East Kilbride which has a large shopping mall with a range of High Street multiples and extensive leisure facilities is a further 5.4 minute drive.

Glasgow city centre is about five miles to the north and as with most major cities has extensive professional, cultural and leisure amenities.

The nearby M74 connects with the M8 and provides excellent road access south, west and to central Scotland.

Burnside has a main line rail station with a regular service to and from the city of Glasgow. Glasgow airport is about 7.3 miles to the west and the district is well served by bus services.

There are reputable state primary schools and secondary schools in the district and Glasgow has numerous reputable independent schools.

Leisure services within the local area are wide and varied and include swimming pools, rugby clubs, tennis and bowling clubs, and as with most parts of Scotland, the district has a fine range of challenging and high quality golf courses, the nearest being Kirkhill, Cathkin Braes and East Kilbride.



Description

'The Stables' is a pretty detached property which is of cream painted stone finish with contrasting black downpipes and fascias all under a dark grey slated roof. The house is perfect and well set up for principal family living and offers light and bright living accommodation which is laid across two easily managed levels.

Front door to entrance hallway, family bathroom, dining room steps down to family sitting room, cupboard housing boiler, kitchen come informal dining and breakfasting area, storage cupboard, door to rear hallway, door to side gardens, additional formal sitting room, twin leaf doors to rear gardens.

Via a carpeted staircase to first floor landing, bedroom 1 (master), twin leaf door to balcony, shower room, bedroom 2 with access into attic space, steps up to

bedroom 3, door to hallway, storage cupboard, step up to bedroom 4, staircase down to main entrance hallway.

Gardens

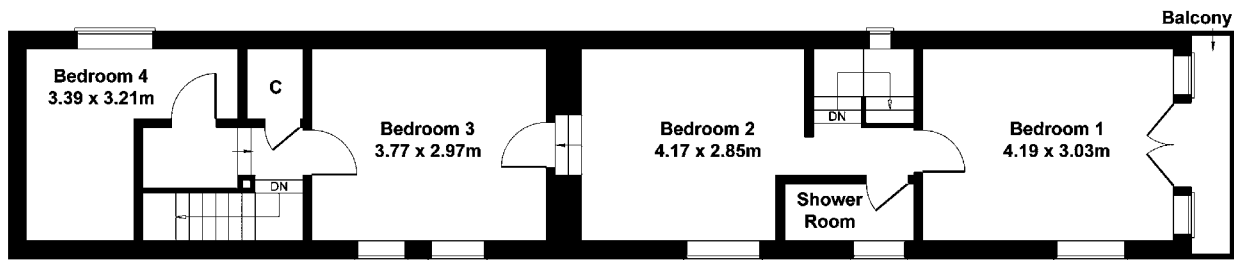
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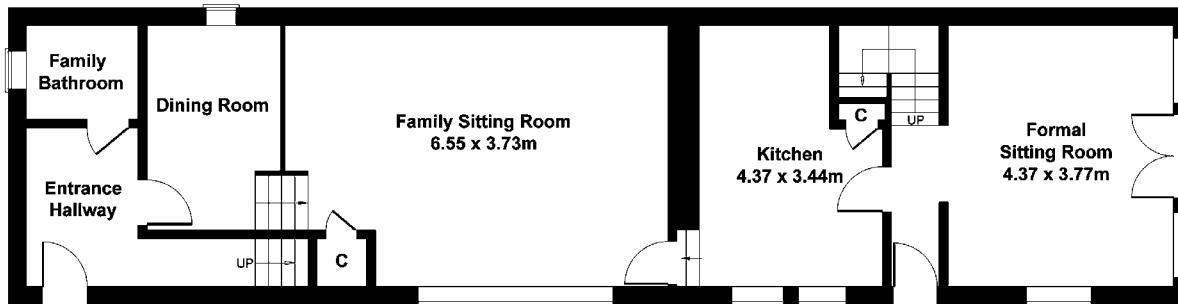


Floorplan and Site Location

The Stables, 3B Lochbrae Drive, Burnside, Glasgow, G73 5QL



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019



Local Authorities

South Lanarkshire Council, 01698 454444.

Services

Mains water supply, mains drainage, mains gas supply, gas central heating, partial double glazing.

Note: The services have not been checked by the selling agents.

Council Tax

'The Stables' 3B Lochbrae Drive is in council tax band D and the amount payable for 2019/2020 is £1,612.24 including sewage and water.

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Possession

Vacant possession will be given on completion.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.
2. The subjects will be sold subject to all rights of way, rights of

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 150 St. Vincent Street, Glasgow, G2 5NE. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Fixtures and fittings

All items normally known as tenant's fixtures and fittings, including garden ornaments and statuary, are specifically excluded from the sale.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.
3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.
4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.
5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended



Travel Directions

From Stonelaw Road/ Burnside proceed south on Burnside Road (A749) through the junction with Blairbeth Road for about 1 mile, bear left onto Lochbrae, 3B Lochbrae Drive ('The Stables') is located on the left hand side.



150 St Vincent Street,
Glasgow
G2 5NE
sales@robbresidential.com

Tel: 0141 225 3880