



**BOHOME**  
ESTATE AGENTS

## **Ruskin Terrace, Rutherglen, Glasgow** **Offers Over £239,995**

Three Bedroom End-of-Terrace Villa | Freehold

Tucked away on the peaceful Ruskin Terrace, just off Cambuslang Road, this beautifully presented 3-bedroom traditional sandstone villa offers generous space, timeless charm, and a beautifully landscaped rear garden, perfectly suited for family life or those seeking flexible living in a convenient location.

Positioned behind a private driveway and framed by its classic blonde sandstone frontage, the home welcomes you with a spacious bay-windowed lounge, complete with laminate flooring, high ceilings, and double folding doors that open into a large dining kitchen at the rear. This bright, functional space is perfect for entertaining, and leads further into the main bathroom—fitted with a separate shower cubicle.

Also on the ground level are two well-proportioned double bedrooms with built-in storage, along with a large storage cupboard in the kitchen. The layout flows well and is filled with natural light, giving the home a bright and airy feel throughout.

Upstairs, the large master bedroom features eaves storage and a fully tiled en-suite bathroom, while the upper landing includes mirrored wardrobes and additional built-in storage, ideal for keeping things organised without sacrificing space.

To the rear, the garden is a real highlight. Landscaped with low-maintenance artificial lawn and enclosed for privacy, it's a quiet little suntrap—ideal for relaxing, dining outdoors, or simply enjoying the peace.

Location-wise, you're perfectly placed for both convenience and calm. Ruskin Terrace sits in a quiet pocket of Rutherglen, yet is just minutes from the main amenities of Cambuslang Road. You'll find a wide range of shops, cafés, parks and well-regarded local schools nearby, with excellent transport links via both rail and road for easy commuting into Glasgow and beyond.

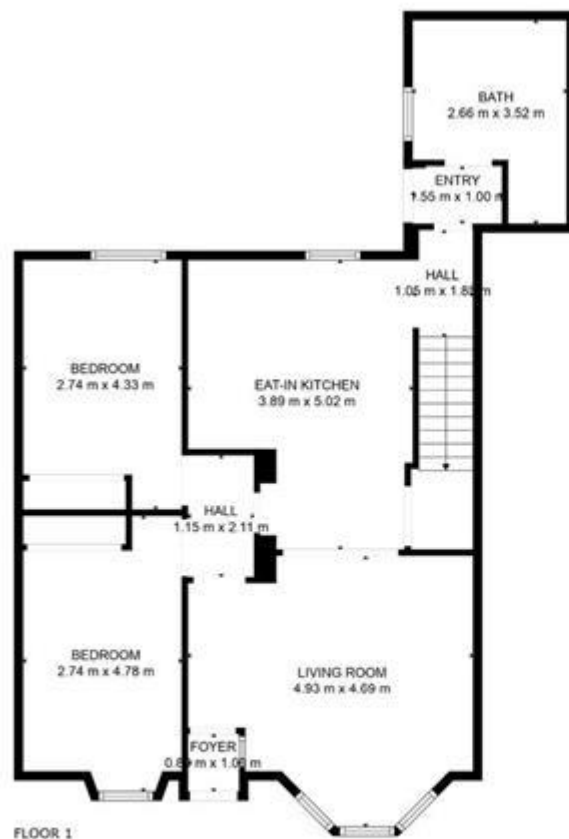
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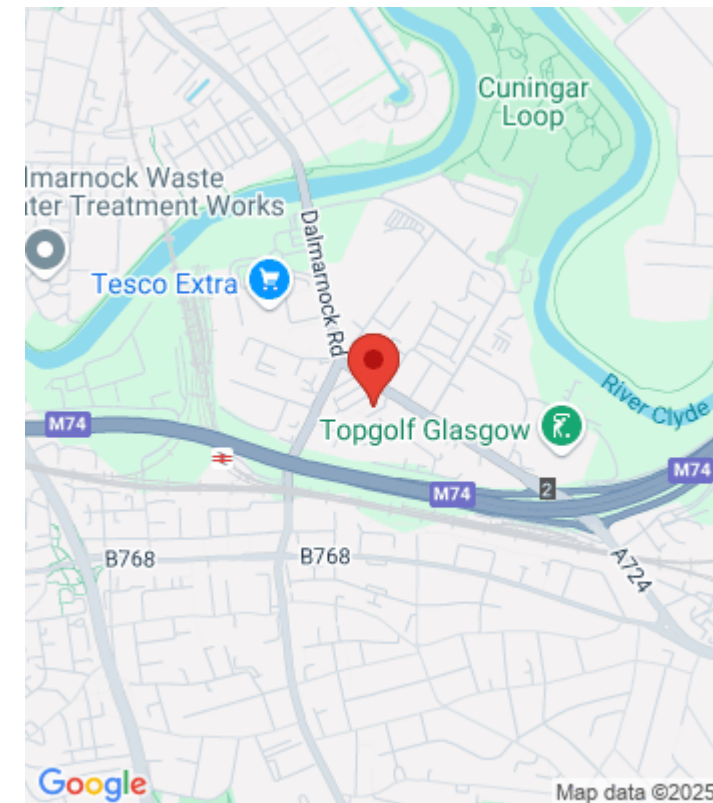
Council Tax Band: D  
Tenure: Freehold  
Parking options: Driveway, Off Street  
Garden details: Rear Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



**TOTAL: 120 m2**  
FLOOR 1: 82 m2, FLOOR 2: 38 m2  
EXCLUDED AREAS: LOW CEILING: 6 m2



| Energy Efficiency Rating                                                                                                                                                         |         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                                                                                  |         |                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|---------|-------------------------|
|                                                                                                                                                                                  | Current | Potential                                      |                                                                                                                                  | Current | Potential               |
| <i>Very energy efficient - lower running costs</i>                                                                                                                               |         |                                                | <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>                                                            |         |                         |
| (92+) <b>A</b>                                                                                                                                                                   |         |                                                | (92+) <b>A</b>                                                                                                                   |         |                         |
| (81-91) <b>B</b>                                                                                                                                                                 |         |                                                | (81-91) <b>B</b>                                                                                                                 |         |                         |
| (69-80) <b>C</b>                                                                                                                                                                 |         |                                                | (69-80) <b>C</b>                                                                                                                 |         |                         |
| (55-68) <b>D</b>                                                                                                                                                                 |         |                                                | (55-68) <b>D</b>                                                                                                                 |         |                         |
| (39-54) <b>E</b>                                                                                                                                                                 |         |                                                | (39-54) <b>E</b>                                                                                                                 |         |                         |
| (21-38) <b>F</b>                                                                                                                                                                 |         |                                                | (21-38) <b>F</b>                                                                                                                 |         |                         |
| (1-20) <b>G</b>                                                                                                                                                                  |         |                                                | (1-20) <b>G</b>                                                                                                                  |         |                         |
| <i>Not energy efficient - higher running costs</i>                                                                                                                               |         |                                                | <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>                                                            |         |                         |
| Scotland                                                                                                                                                                         |         | EU Directive 2002/91/EC                        | Scotland                                                                                                                         |         | EU Directive 2002/91/EC |
| The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. |         |                                                | The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) |         |                         |