

80 Fernbrae Avenue, Glasgow

Presented in move-in condition, this bright and spacious upper maisonette offers flexible accommodation over two levels, including two generous double bedrooms and a single bedroom.

Finished to a modern standard throughout, it is ideally suited to first-time buyers, professionals, couples, or a growing family.



Welcome to Your Next Chapter

3 | BEDROOMS

1 | UPGRADED BATHROOM

MODERNISED SEPARATE KITCHEN

LOUNGE

MODERNISED THROUGHOUT

BALCONY

Step inside this beautifully upgraded upper maisonette on Fernbrae Avenue, offering spacious accommodation arranged over two levels. The property comprises two generous double bedrooms and a well-proportioned single bedroom, ideal for family living or home working.

The home has been thoughtfully upgraded throughout and is presented in true move-in-ready condition, with a bright, well-appointed kitchen, contemporary bathroom, and the added benefit of a private balcony.

An excellent choice for first-time buyers, couples, or families seeking a stylish and well-maintained home.









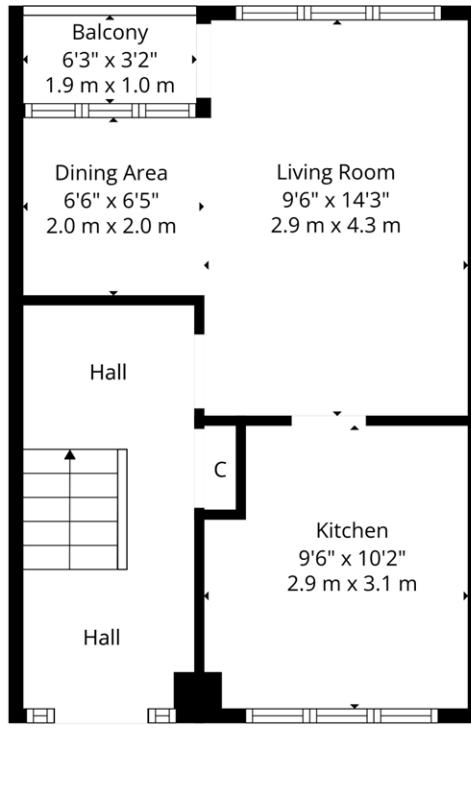
Move-In Ready with Premium Touches

UPGRADES:

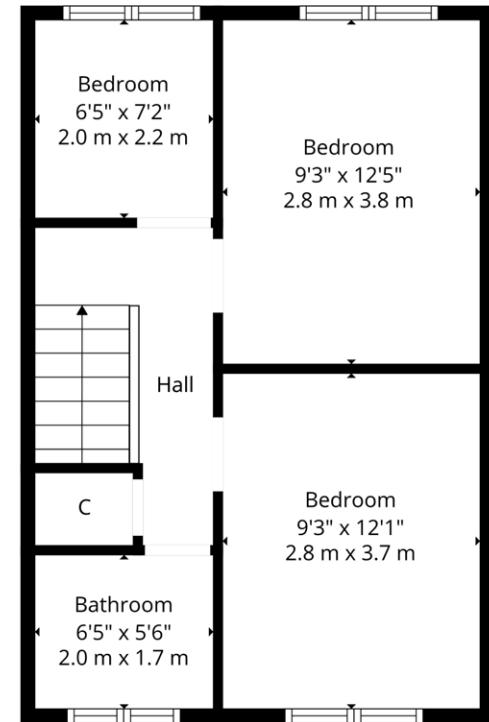
- CARPETS
- DECOR
- BATHROOM & KITCHEN
- ELECTRIC BOARD
- PLUMBING
- BOILER UPGRADE & WELL-MAINTAINED

See the space come to life - watch the video tour

The video can be found on our website
www.nubohomes.co.uk, YouTube channel, or
Rightmove and OnTheMarket.



1st Floor



2nd Floor



TOTAL: 770 sq. ft, 72 m²

1ST FLOOR: 373 sq. ft, 35 m², 2ND FLOOR: 397 sq. ft, 37 m²

EXCLUDED AREAS: BALCONY: 20 sq. ft, 2 m², WALLS: 85 sq. ft, 8 m²

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

80 Fernbrae Avenue, Glasgow

Contact our team to learn more about this property or to arrange a viewing:

 *Call us:*
0141 345 4326

 *Email:*
hello@nubohomes.co.uk

 *Visit:*
www.nubohomes.co.uk



Location & Lifestyle

WHY FERNBRAE AVENUE

Fernbrae Avenue is a popular residential address in Rutherglen, valued for its convenient location and strong sense of community. It offers an ideal balance of quiet residential living with excellent access to everyday amenities and commuter links into Glasgow.

LOCAL HIGHLIGHTS

- A range of local shops, schools, and leisure facilities close by
- Well-connected public transport links to Glasgow City Centre and surrounding areas
- Nearby parks and green spaces ideal for outdoor activities
- Easy access to the M74 and M8, making it perfect for commuters





The Nubo Promise & Viewings Info

LET'S MAKE YOUR MOVE FEEL SIMPLE

At Nubo Homes, we believe moving house should feel exciting – not overwhelming. We'll guide you through every step with clarity, care, and real communication.

Arrange a Viewing or Have A Question?

- Call us: 0141 345 4326
- Email: hello@nubohomes.co.uk
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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested, and no warranty can be given or implied as to their working order.