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Apartment 0/2 18 Rutland Court

KINNING PARK, GLASGOW, G51 1JW



GLASGOW

G51 1JW

The property is quietly situated within the highly popular 'Kinning Park' district to the South of Glasgow and is conveniently placed for access to local amenities, including shops, public transport services including 'Kinning Park' underground station and the iconic landmark bridge, The Clyde Arc, which gives easy access to the West End, BBC and STV. In addition to this, there are excellent road links close by, giving easy access to Glasgow City Centre and the Central Belt motorway network system.

APARTMENT 0/2 18 RUTLAND COURT

KINNING PARK, GLASGOW, G51 1JW

We are delighted to offer for sale this three-bedroom, ground floor apartment situated within this very popular development that was constructed around 1998. This property would be a fantastic acquisition for a number of buyers as its superb spot offers great commuting links into Glasgow, as well as very easy walk to local amenities. The apartment has been well designed to maximise the natural available light and has been decorated throughout with a neutral theme. Room dimensions are very generous (77 Sq. M.) and the accommodation has been arranged to offer flexibility and a high level of individuality. The development is set within landscaped grounds and is extremely well placed for access to the West End's numerous shops, amenities and public transport facilities.

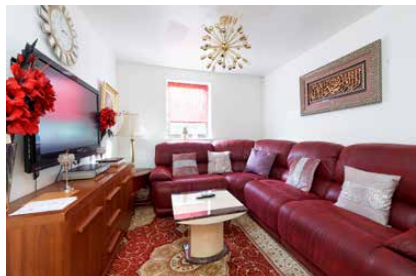
In more detail the property comprises: A welcoming entrance hall with two handy storage cupboards. One of these is currently being used as a walk-in wardrobe. The bright and airy lounge/diner is a perfect area for relaxing or entertaining and benefits from views of the surrounding area from the feature bay window. There is space for a dining table and chairs for more formal gatherings with friends and family. The kitchen has been fitted to include a range of floor and wall mounted units with a worktop, which provides a fashionable and efficient workspace. It further benefits from an integrated double oven, gas hob and extractor. There is space for a washing machine and an upright fridge/freezer.

There are three, well-proportioned bedrooms, which have floor space for additional freestanding furniture if required. The master bedroom features mirrored wardrobes and its own en-suite shower room. The third bedroom could be used as anything you want it to be - a hot office space, tv room or a permanent bedroom. A family bathroom, with an electric shower over the bath, creates the perfect ambience in which to unwind.

The property further benefits from gas central heating to radiators and double glazing for additional comfort. There is also a security-controlled security entrance for additional peace of mind.

Externally, there are well kept communal grounds. The apartment has its own private, single garage (Number 6), which is accessed from the courtyard. There is ample residents and visitors parking.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	4.63m (15'2") x 4.60m (15'1")
Kitchen	3.60m (11'10") x 1.80m (5'11")
Master Bedroom	4.60m (15'1") x 2.70m (8'10")
En-suite	1.70m (5'7") x 1.60m (5'3")
Bedroom 2	2.71m (8'11") x 2.70m (8'10")
Bedroom 3	3.60m (11'10") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 77m² | EPC Rating: C

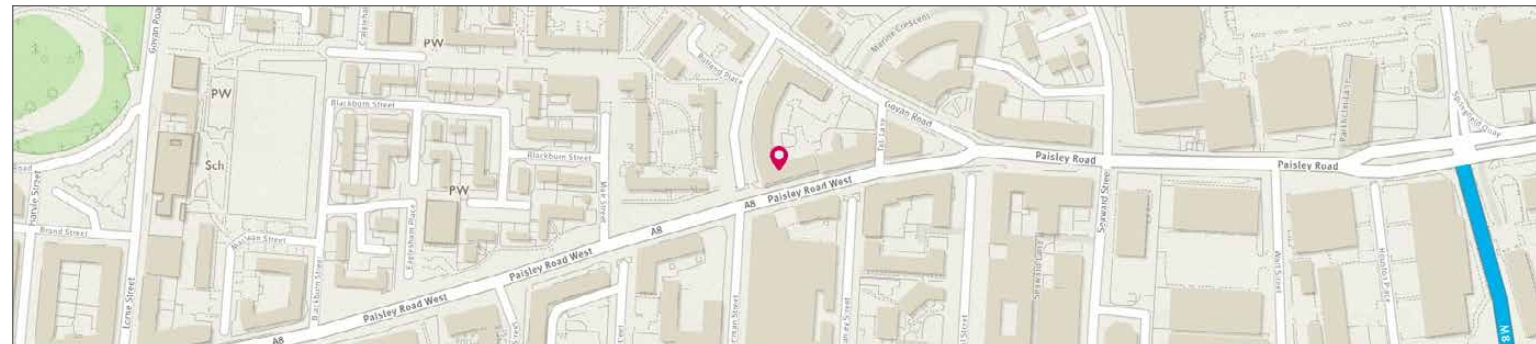


Image credit: <https://www.online-survey.co.uk/omaps/>



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