

# 2/2,1 Auckland Wynd

GLASGOW, G40 4QY



*A spacious two-bedroom apartment, that oozes modern urban living in an iconic development and breathtaking views*



0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

This two-bedroom, second-floor apartment has been meticulously designed to create a spacious, low-maintenance, design-led property that oozes modern urban living in this iconic development.

# THE LIVING ROOM



The perfect apartment for entertaining, is the open-plan kitchen that extends into the enormous living space, ensuring that the chef is never far away from the party. Access to the balcony is from this zone. Many a day will be spent here taking in the spectacular views. The kitchen is a feast of modern, minimalistic chic, with streamlined work surfaces over flush unit doors. Integrated appliances mean it is equipped for convenience and functionality. The extensive glazing in the living zone makes the most of the natural light to create a modern and contemporary ambience and there is ample space for a dining table and chairs for more relaxed dining with friends and family.

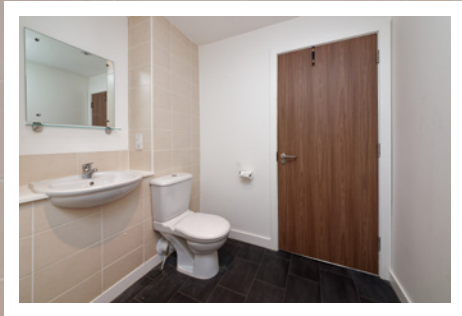




Clear, crisp and contemporary styling continues into the two. The cleverly designed en-suite shower room, in the master bedroom, features a large walk-in cubicle. The sleek main bathroom completes the impressive accommodation internally.

Storage is a necessity in modern living and the apartment has two large storage cupboards in the hallway.

## THE BATHROOM



# BEDROOM 1



The cleverly designed en-suite shower room, in the master bedroom, features a large walk-in cubicle



# BEDROOM 2

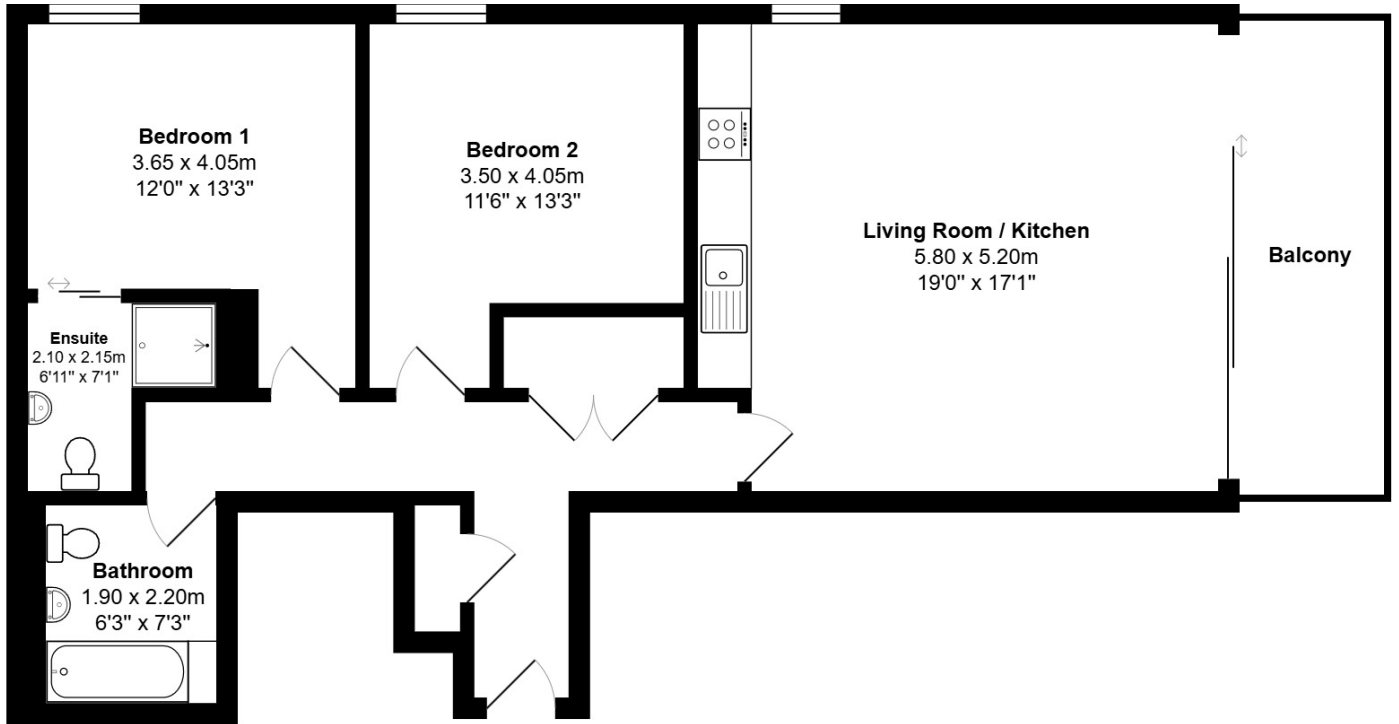


Residents can also enjoy peace of mind with a lift to all floors, double glazing, gas central heating and a video security door entry handset.

# EXTERNALS & VIEW



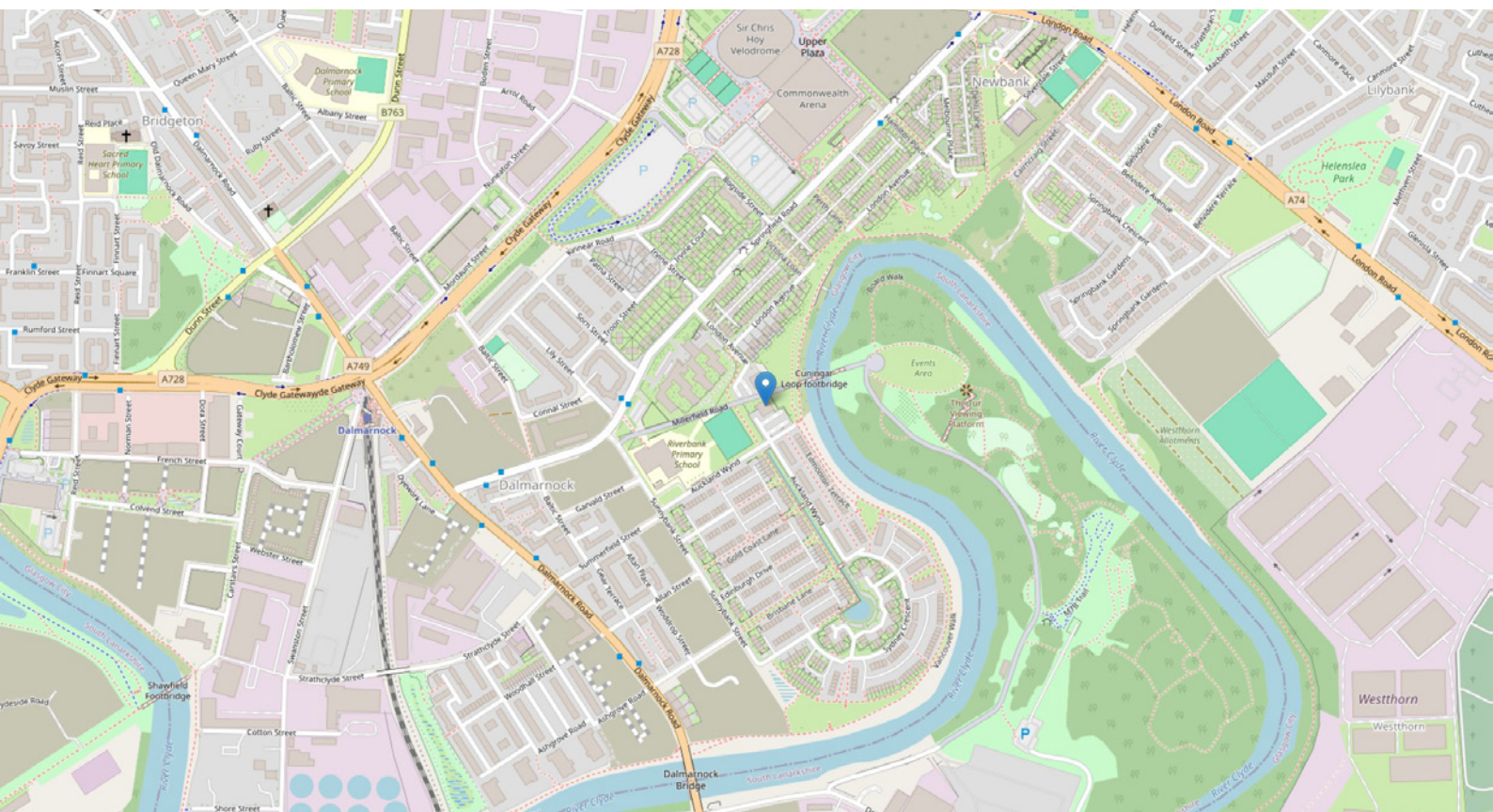
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): TBCm<sup>2</sup> | EPC Rating: TBC

Extras: Furniture negotiable





# THE LOCATION

Auckland Wynd forms part of the renowned Athletes Village, and is well situated for local shopping which can be found at nearby Rutherglen Main Street, Parkhead Forge and Retail Park.





There is also a 24-hour Tesco within walking distance of the property as well as the Clyde Walkway and Cuningar Loop Woodland Park. Schooling at both primary and secondary levels is available locally as well as the new school within the development and there are excellent road and public transport links close by including the refurbished Dalmarnock railway station allowing easy access to the City Centre and surrounding areas.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**DIANE KERR**  
Area Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.