



**5/18, 220 Wallace Street, Glasgow, G5 8AJ**

Light & Spacious, Three-Bedroom Flat

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# Property Description

A light and spacious, three-bedroom, mid-floor apartment with a private balcony, forming part of a modern residential development. Located in the popular Kinning Park area, just south of Glasgow city centre.

Comprises an entrance hall, a living/dining room, a kitchen, three double bedrooms, an en-suite shower room and a bathroom.

Highlights include contemporary flooring, generous room sizes, and good storage provision, including built-in wardrobes for each bedroom.

The development also provides a secure entry system, a lift service, communal garden grounds, and residential parking.

This well-proportioned three-bedroom flat offers generous living space and excellent natural light, particularly in the spacious south-facing lounge. With modern wood-effect flooring and ample room for both relaxing and dining, the living area also opens out to a private balcony—perfect for soaking up the sun. The kitchen is conveniently set internally and features a range of base and wall units, complemented by stone-effect worktops and space for freestanding appliances.

All three bedrooms are double-sized, offering flexible space for family or home working. The principal bedroom further benefits from an en-suite shower room for added convenience. Completing the accommodation, the bathroom has space for a three-piece suite.

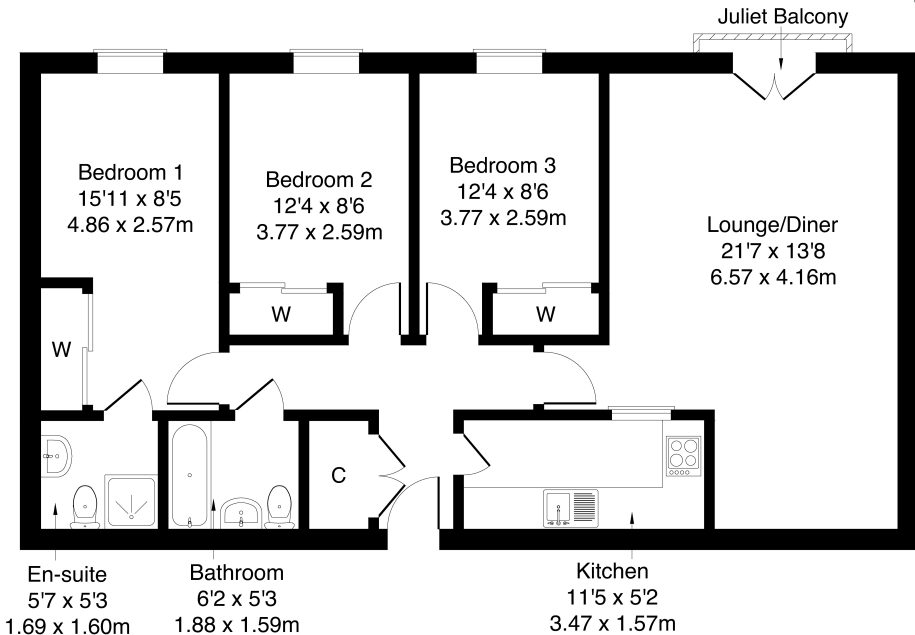
With great potential and plenty of natural light, this property offers a fantastic opportunity for buyers looking to put their own stamp on a well-sized home.

Sold as seen. No onward chain.



**Flat 5/18 220 Wallace Street, Glasgow G5 8AF**

Approximate Gross Internal Area: (872 sq ft - 81 sq m.)



**Legal Disclaimer :** Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Located south of Glasgow city centre, the area of Kinning Park is well-positioned for both everyday living and for the commuter. There is an excellent choice of amenities available locally, with supermarkets, health, and leisure facilities nearby, including a Tesco Express within walking distance, whilst an ASDA, Lidl and ALDI are available in the neighbouring areas. The area also benefits from excellent transport options with easy access to the M8/M74, and public transport is regularly

and conveniently available for rapid access to the city centre, the Central Belt motorway network, Glasgow Airport, and beyond. The Clyde Cycle Route gives access to Glasgow Green within a few minutes, and approximately two miles away, the city centre can also be accessed on foot, with its wealth of trendy bars, restaurants, recreation, and shopping, as well as proximity to the business district, colleges and universities.







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