



**5/15, 220 Wallace Street, Glasgow, G5 8AJ**

Light and Spacious, Two-Bedroom, Mid-Floor Flat with a Private Balcony

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# Property Description

Light and spacious, two-bedroom, mid-floor flat with a private balcony, forming part of a modern residential development. Situated in the sought-after Kinning Park area, just south of Glasgow city centre.

Comprises an entrance hall, a lounge, a kitchen, two double bedrooms, an en-suite and a bathroom.

Key features include excellent storage, with built-in cupboards in both bedrooms, spacious room proportions, and plenty of living space.

The development also offers a secure entry system, lift access, landscaped communal gardens, and residents' parking.

A welcoming entrance hall provides access to all rooms throughout the property. A spacious lounge offers wood-effect flooring, a central light fitting and French doors

A practical entrance hall provides access to all rooms within the property. The spacious lounge features wood-effect flooring, a central light fitting, and French doors leading to a private balcony. The fitted kitchen is finished with a tiled splashback, stone-effect worktops, tiled-effect flooring, and a stainless-steel sink with drainer. Included appliances comprise a washing machine, oven, fridge/freezer, and gas hob (no warranty will be given with any of the appliances included in the sale).

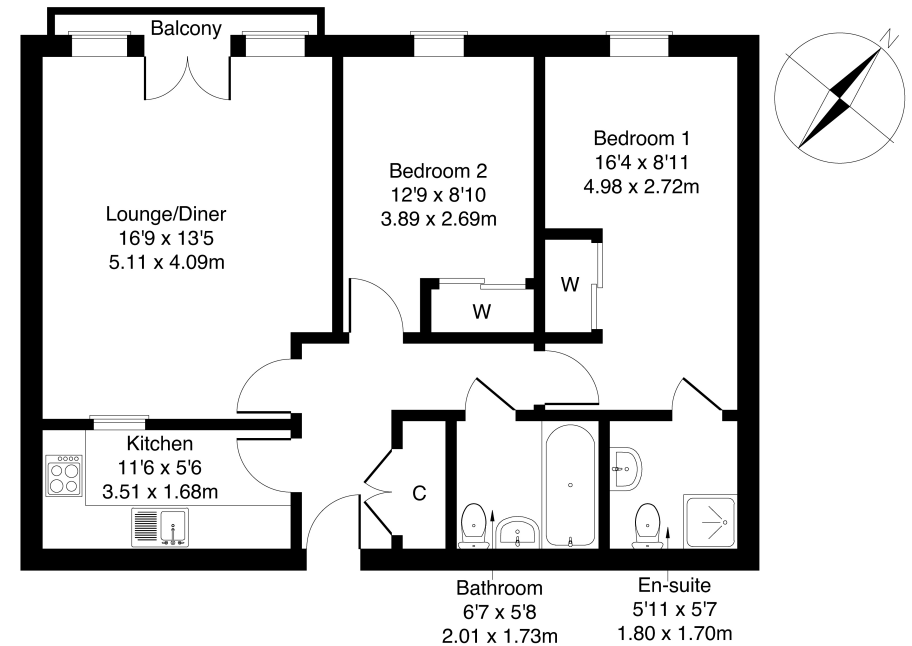
Bedroom one benefits from wood-effect flooring, a built-in wardrobe with mirrored sliding doors, and direct access to a private en-suite. The second bedroom, positioned next to the first, also includes a built-in wardrobe with mirrored sliding doors and offers comfortable proportions suitable for a double bed or home office use. A three-piece bathroom completes the accommodation, featuring a tiled splashback, matching tiled flooring, and a white suite.

Sold as seen. No onward chain.



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**Approximate Gross Internal Area: (732 sq ft - 68 sq m.)**



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

## Area Description

Situated south of Glasgow city centre, Kinning Park is well-placed for both everyday needs and commuting. Local amenities include supermarkets, health services, and leisure facilities, with a Tesco Express within walking distance and larger stores such as ASDA, Lidl, and ALDI nearby. Transport links are excellent, offering quick access to the M8 and M74, regular public transport into the city centre, and

convenient routes to the Central Belt motorway network, Glasgow Airport, and beyond. The Clyde Cycle Route connects to Glasgow Green in just a few minutes, while the city centre is around two miles away, easily reached on foot and offering a wide range of bars, restaurants, shops, entertainment venues, and access to the business district, colleges, and universities.







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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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