



0/1, 14 Rutland Court, Kinning Park, Glasgow, G51 1JZ

Beautifully Presented, Modern, Two-Bedroom, Ground-Floor Apartment

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Property Description

Beautifully presented, two-bedroom, ground-floor apartment, forming part of a modern, factored development. Located in the popular Kinning Park area, just west of Glasgow city centre.

Comprises an entrance hall, an open-plan living/dining room and a kitchen, two double bedrooms and a bathroom.

Highlights include a stylish kitchen, with integrated appliances, and a modern bathroom suite, with contemporary lighting and flooring.

In addition, there is double glazing, gas central heating, and good, integrated, storage provision, including a walk-in wardrobe.

This factored development includes a secure entry system and residents car parking.

A well-presented entrance hall opens into a spacious, open-plan room, which is tastefully styled and filled with natural light from generous glazing. Finished with modern, wood-effect flooring, a reception area offers space and flexibility for both lounge and dining furniture, whilst a kitchen is zoned by a breakfast bar and a gloss-tiled floor. Contemporary units and worktops provide excellent storage and workspace, whilst appliances include an integrated oven and microwave, a ceramic hob, a canopy, a wine cooler, a fridge/freezer, a dishwasher and a washing machine.

Accessed from the reception space, a hall, with storage, leads to the apartment's two bedrooms and the bathroom. Whilst the main, double bedroom benefits from walk-in, wardrobe storage, the second bedroom offers a good-sized, versatile space, with options for use.

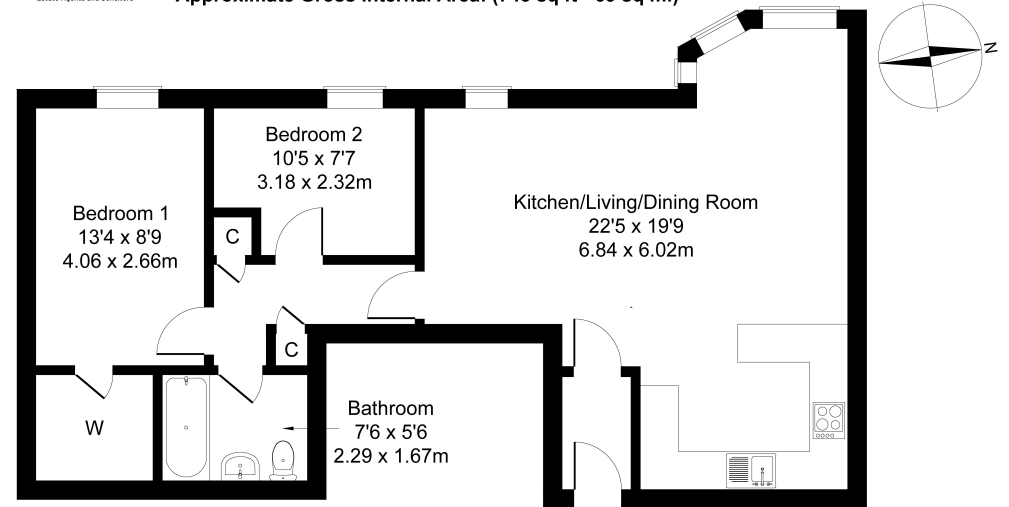
Completing the accommodation, the bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (743 sq ft - 69 sq m.)

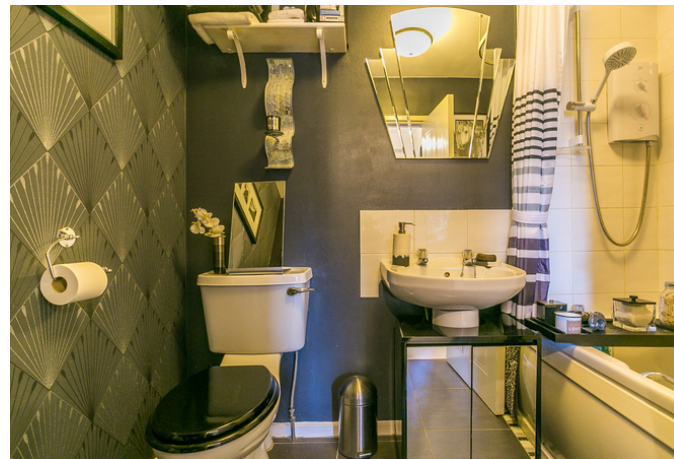


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Kinning Park is a sought-after district of Glasgow, located to the west of the city centre, with a laid-back village vibe. Known for its traditional pubs and iconic, Victorian buildings, this area offers excellent local amenities, including an ASDA and LIDL superstore, whilst nearby Braehead and Silverburn Shopping Centres provide an extensive range of high-street names. The West End of Glasgow enjoys a superb variety of renowned restaurants

and bars, and the property is a short walk away from Glasgow Quay waterfront entertainment centre, with its restaurants, multi-screen cinema and bowling. For outdoor pursuits, scenic Bellahouston Park is within easy access. The property is a ten-minute walk from both Shields Road and Kinning Park underground stations and, for commuters, the M8, M74 and M77 are within easy reach.





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