




McEwan Fraser Legal
 Solicitors & Estate Agents
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3/2 288 Old Rutherglen Road

GLASGOW, G5 0UN



THE LOCATION

NEW GORBALS GLASGOW G5 0UN

The popular area of New Gorbals is a great place to live and commute from. The transport links by bus are frequent and it is a mere ten minutes walk to the heart of Glasgow city centre.

For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis.

There is a good range of schools and amenities all within easy reach, making it a very popular place to call home. Part Exchange is available.



3/2 288 OLD RUTHERGLEN ROAD

We are delighted to offer to the market this stunning two-bedroom Duplex Penthouse apartment. Set in a very popular development close to the city centre. This spacious design-led property just oozes modern urban living and provides fantastic living accommodation over two levels. Given the spacious and stylish accommodation on offer, it is easy to see why these highly aspirational apartments have eternal appeal for people with busy lifestyles.

The kitchen is very contemporary and given the breakfast bar, it has clearly been designed for convenience and functionality. Well equipped, with work surfaces contrasting beautifully with cherry wood units. The appliances include a gas hob, electric double oven, integrated washer/dryer, dishwasher and side by side fridge and freezer. There is also ample room for a freestanding fridge freezer if required. Given that the open plan layout integrates so beautifully into the lounge, it makes a perfect apartment for entertaining.

The extensive glazing in the lounge/dining area makes the most of the natural light and helps create a modern and contemporary ambience. There is ample space for a large dining table, sofa's and chairs, making it perfect for more relaxed dining with friends and family. The balcony offers a fantastic area to sit out with a coffee and a read at the Sunday papers.

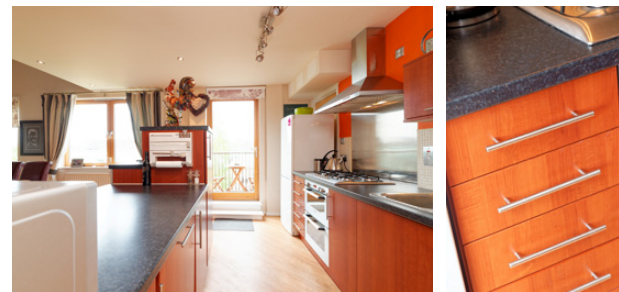
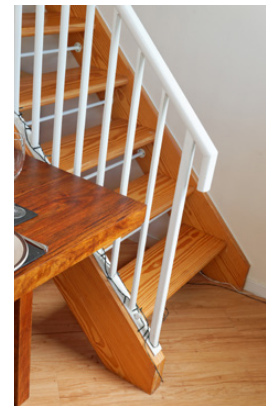
Clear, crisp and contemporary styling continues into the two bedrooms, with the convenience of bespoke fitted wardrobes and the master bedroom benefiting from a large en-suite with mains shower. Both bedrooms are spacious with the master also benefiting from a large and very luxurious walk-in wardrobe.

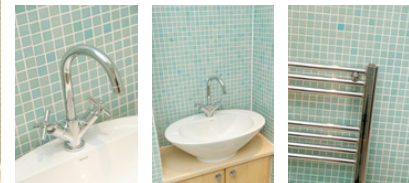
The sleek bathroom exudes luxury, with an elegant white suit, mosaic tiles and a mains shower over the bath, there is always an instant supply of piping hot water for long refreshing showers. The property is serviced by gas central heating to radiators.

The higher level mezzanine area quite literally takes the apartment to another level, it's very stylish, and it offers a plethora of uses from a second lounge, snug, a fantastic home office workspace or a relaxing reading room.

Residents-only access is granted to the enclosed garden area which makes for a great place to relax on sunnier days and enjoy a barbecue with the other residents of this close and very friendly community. Externally, there is the added bonus of a private parking bay.

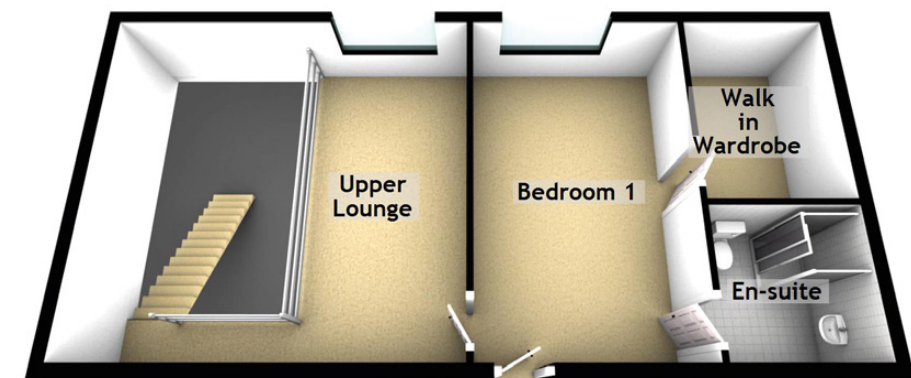
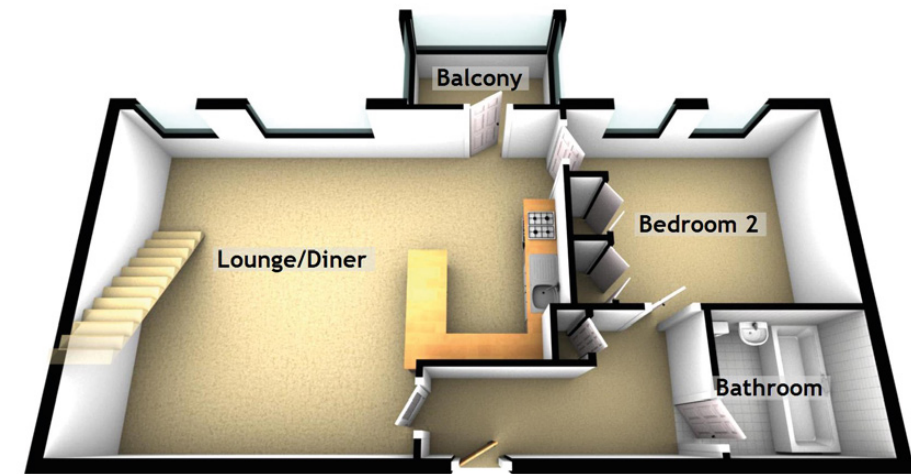
Some properties really do tick all the right boxes, this is certainly one of them. Early viewing is advised for anyone looking for a very stylish and modern city apartment that has been meticulously designed.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	7.10m (23'4") x 5.30m (17'5")
Upper Lounge	5.60m (18'4") x 5.10m (16'9")
Bedroom 1	5.10m (16'9") x 3.30m (10'10")
En-suite	2.20m (7'3") x 2.10m (6'11")
Walk in Wardrobe	3.00m (9'10") x 2.20m (7'3")
Bedroom 2	4.10m (13'5") x 3.20m (10'6")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²): 110m² | EPC Rating: B

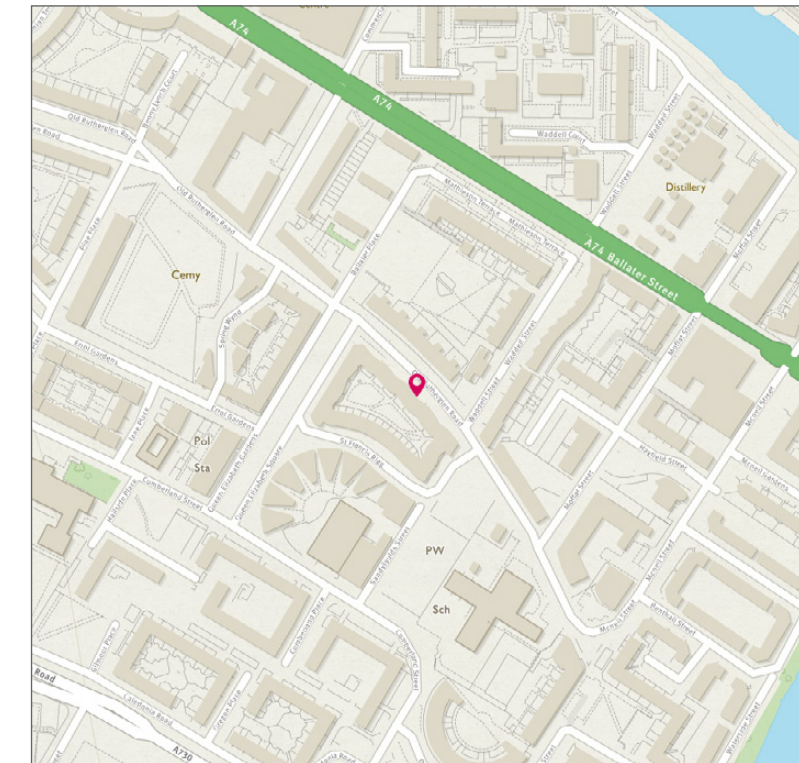


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Part
Exchange
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