

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



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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.

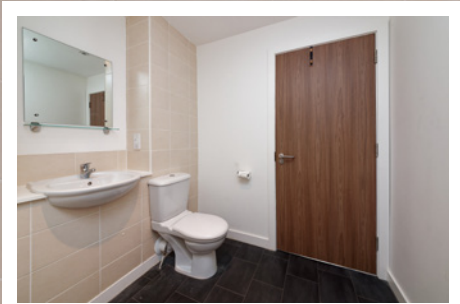




Clear, crisp and contemporary styling continues into the two. The cleverly designed en-suite shower room, in the master bedroom, features a large walk-in cubicle. The sleek main bathroom completes the impressive accommodation internally.

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

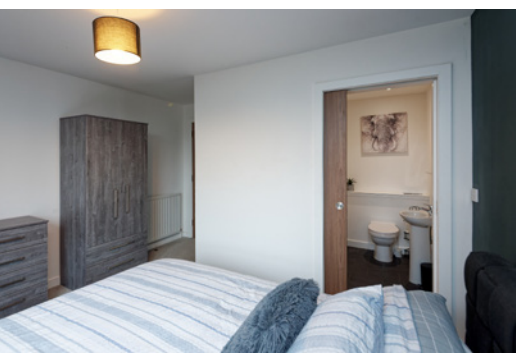
THE BATHROOM



BEDROOM 1



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



BEDROOM 2

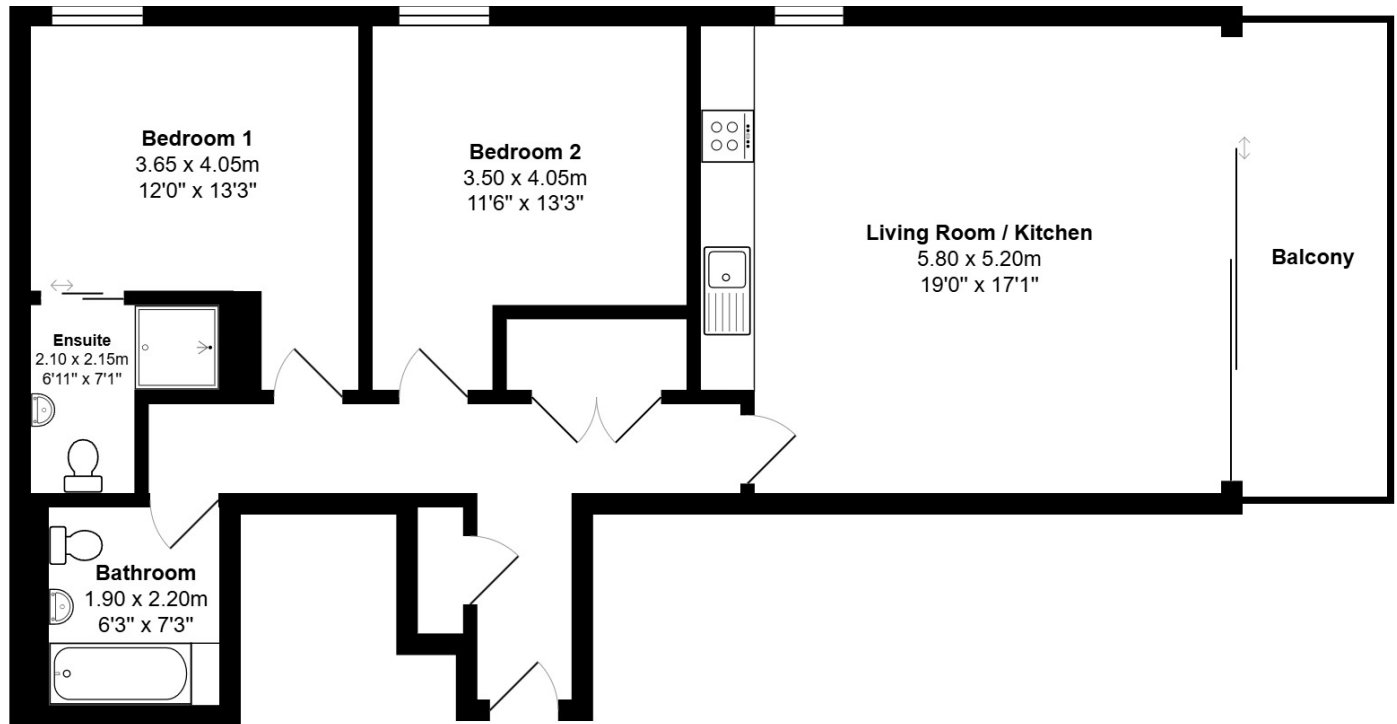


Residents can also enjoy peace of mind with a lift to all floors, and double glazing, and internally, the property is offered for sale in first class order and benefits from many notable features such as highly efficient Nordan double glazing and hot water for the central heating, sinks, bath and shower supplied from a District Heating System and a security door entry handset.

EXTERNALS & VIEW



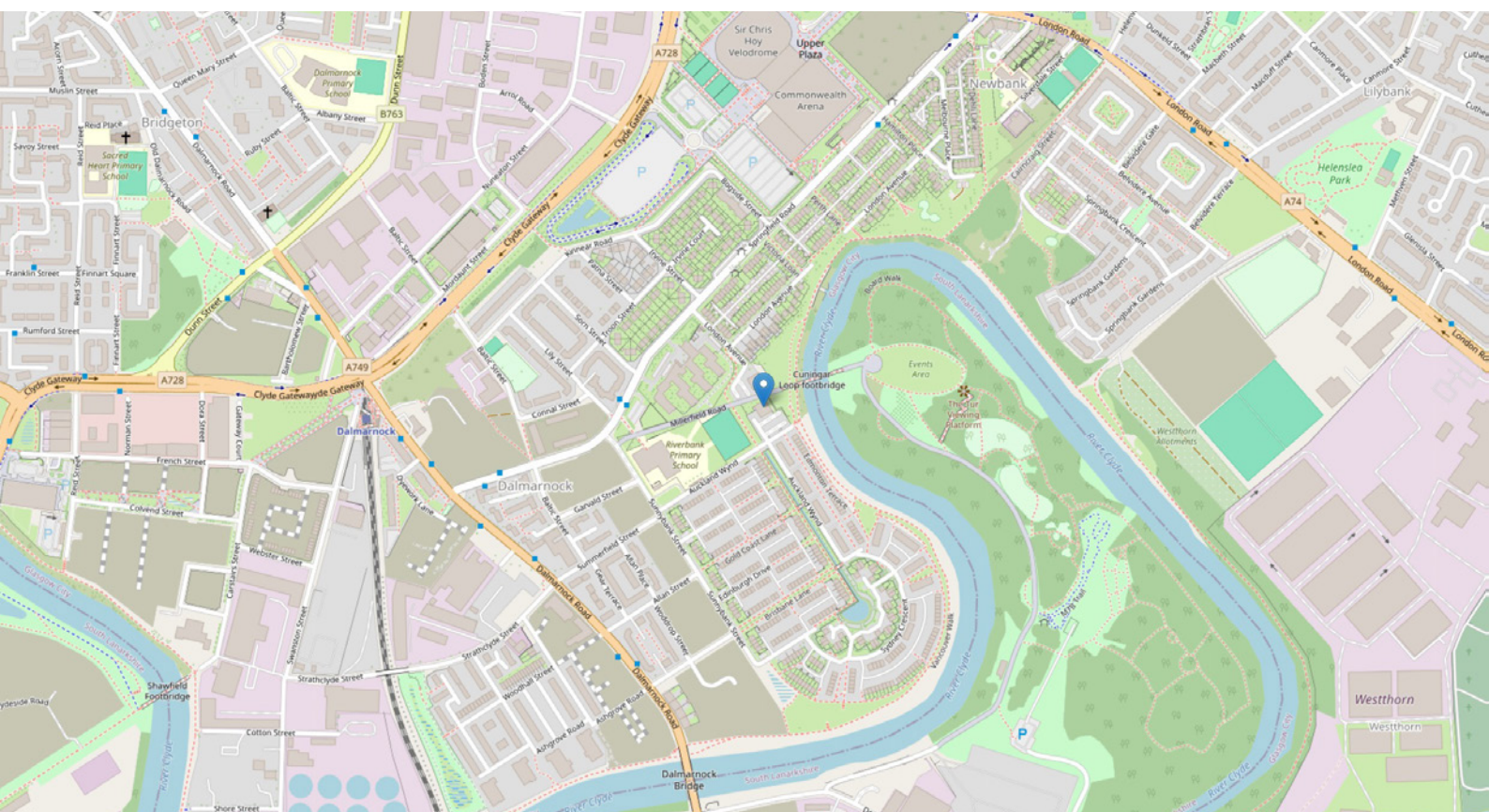
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 74m² | EPC Rating: B

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.



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