



RESIDENCE

187 Old Rutherglen Road, Glasgow, G5 0RE

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1 Bedroom | 1 Public Room | 1 Bathroom

Set within the historic and locally admired TwoMax Building, forming part of the landmark Cottonyards development in New Gorbals, this stylish third floor one bedroom apartment offers an excellent opportunity for a first-time buyer, young professional or purchaser seeking a contemporary home within easy reach of Glasgow city centre.

Dating from the early 1820s, the former TwoMax factory is one of Hutchesontown's oldest surviving buildings and provides an impressive reminder of Glasgow's rich textile heritage. The building has since been thoughtfully converted to create a collection of distinctive loft-style apartments, successfully combining its historic character with modern-day living.

The building is accessed via a security-controlled entry system, with a lift providing convenient access to all floors.

Internally, the apartment extends to approximately 602 sq ft and offers a well-proportioned and practical layout. The accommodation comprises a welcoming reception hallway with useful storage, leading to a particularly spacious open-plan lounge and contemporary fitted kitchen. This impressive main living space measures approximately 18'6" x 14'6", with the lounge area enhanced by an attractive brick-faced feature wall, adding character and complementing the building's industrial heritage.

There is a well-proportioned double bedroom with the added benefit of a walk-in storage area, while the accommodation is completed by a modern fitted bathroom.

Further features include gas central heating, double glazing, security-controlled entry and lift access.

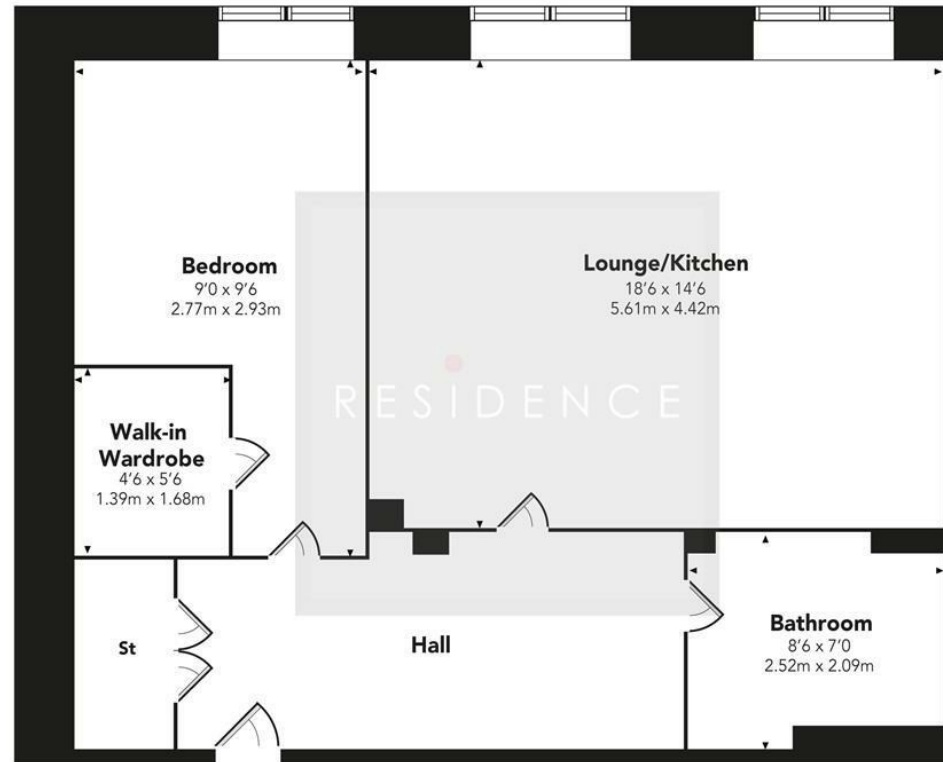
Cottonyards occupies a convenient position on Old Rutherglen Road within the popular New Gorbals area, just south of the River Clyde and less than a mile from Glasgow city centre. The development enjoys excellent access to local amenities and green spaces, with the Gorbals Rose Garden nearby and Glasgow Green approximately a ten-minute walk away.



527.43 sq ft | EER =



Old Rutherglen Road



Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.