

Flat 22, 2 Melrose Avenue

RUTHERGLEN, GLASGOW, G73 3BU



TWO BEDROOM
DUPLEX APARTMENT



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Jonny Clifford with McEwan Fraser Legal is proud to present to market, this impressive two-bedroom duplex apartment offering a unique blend of character, charm and contemporary living, set within one of Rutherglen's most distinctive historic buildings

Originally designed and constructed around 1885 as Stonelaw High School by renowned Glasgow architect James Jackson Craig, this striking landmark building was sympathetically converted and refurbished by Messrs Laurieston Homes in 2002 to create an exclusive collection of just twenty-nine apartments. The development is set within beautifully maintained grounds in the heart of Rutherglen.

Arranged over two levels, the apartment offers spacious and versatile accommodation, comprising two well-proportioned bedrooms, a stylish fitted kitchen and a separate living space, providing a comfortable setting for both relaxing and entertaining. The bathroom is fitted with a shower over the bath, catering to everyday convenience.

The Property









Bedroom 1





Bedroom 2





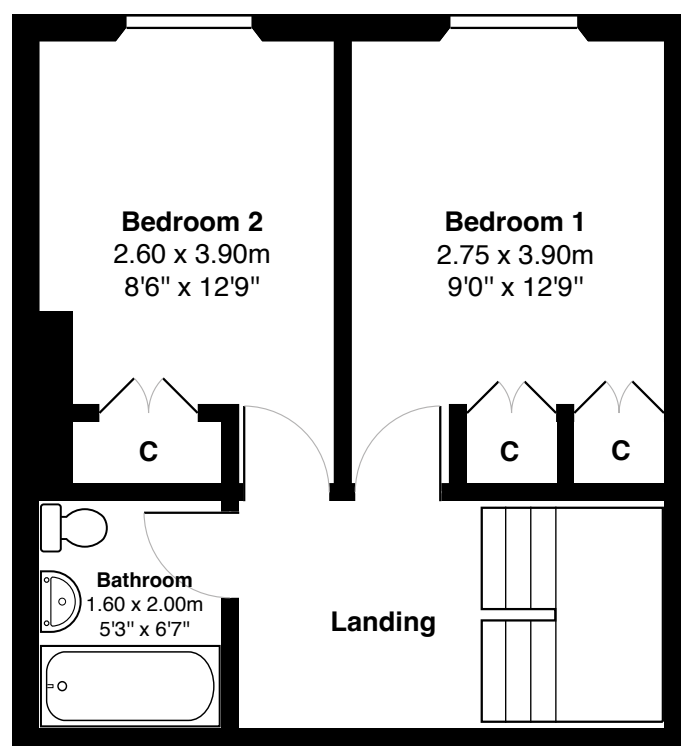
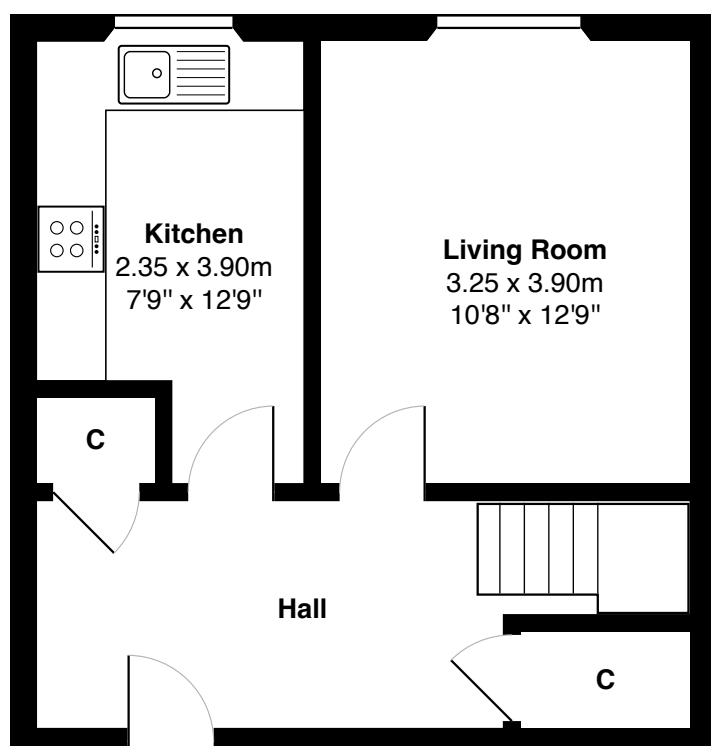


Further enhancing the appeal of this exceptional development is the breath-taking central atrium, which creates an impressive focal point within the building. Residents also benefit from a renewed video-controlled door entry system, well-maintained communal grounds and the added convenience of an allocated parking space.

Combining the character of a historic building with the practicality of modern apartment living, this distinctive duplex presents an excellent opportunity for a range of buyers seeking something a little different in a convenient Rutherglen location.

The Property





Gross internal floor area (m²): 66m²

EPC Rating: C

Floor Plan



Rutherglen is a popular and well-established town situated just south-east of Glasgow city centre, offering an excellent balance of local amenities, transport links and green spaces. The town centre provides a variety of shops, supermarkets, cafés and everyday conveniences, while nearby retail and leisure facilities cater to a wide range of needs.

Commuters are well served by regular rail services from Rutherglen railway station, providing convenient access to Glasgow city centre and surrounding areas. There are also excellent road links via the M74 and wider motorway network, making travel throughout Glasgow and beyond straightforward.

The area benefits from a selection of parks and recreational spaces, including the nearby Overtoun Park, ideal for outdoor activities and leisurely walks. With its combination of established community appeal, convenient amenities and accessibility to Glasgow, Rutherglen remains an attractive location for first-time buyers, professionals and investors alike.

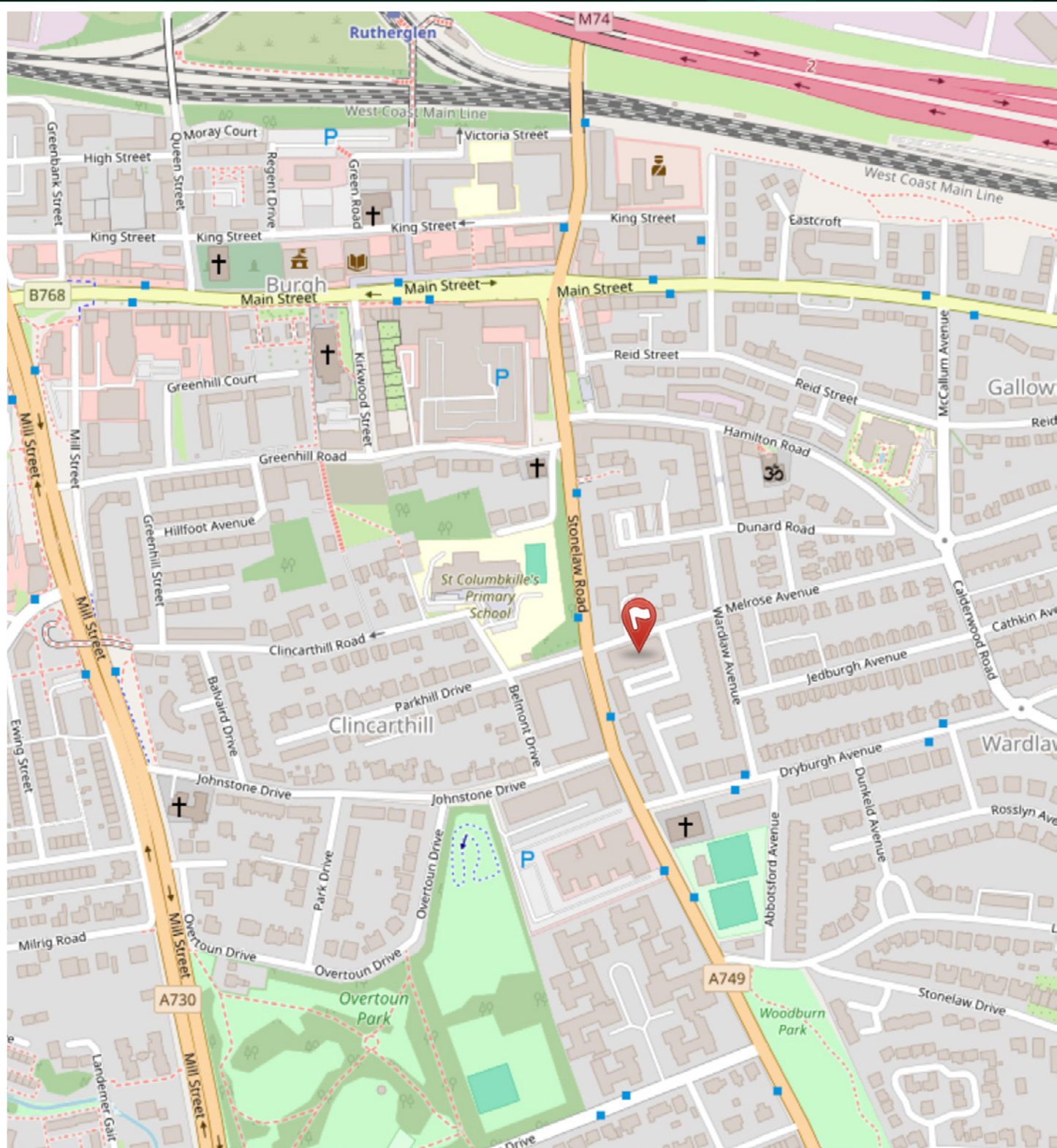


Image credit: <https://www.openstreetmap.org/>

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