

Excellent two bedroom apartment

Fantastic West End location, walk-in condition, perfect buy to Let investment







2/3 18 Oban Drive

North Kelvinside, Glasgow, G20 6AF

Scan Here!

2 BED

1 BATH

PRIVATE

ENERGY C EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0141 404 5474
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available







2/3 18 Oban Drive

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The ever popular and vibrant area of North Kelvinside is a great place to live and commute from. Public transport links by bus and underground are frequent and it's a mere 10 minutes to Glasgow city centre. For those traveling by car the main motorway links are also close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. The West End is full of nightlife, trendy bars, restaurants and cafes offering a fantastic social scene, that is some of the best Glasgow has to offer. There are a good range of schools and amenities within easy reach making it a very popular place to call home. There is also an abundance of areas such as Kelvingrove Park for those who like to keep fit and active by walking or cycling.













"...The West End is full of nightlife, trendy bars, restaurants and cafes offering a fantastic social scene..."

Part Exchange available. We are delighted to offer to the market this excellent two bedroom apartment, offered to the market in true walk-in condition and occupying a preferred second floor position. The property is very spacious for a newer build property and is sure to be a very popular listing with those looking for a prime property in one of Glasgow's most popular locations.

Accommodation comprises: a spacious, bright and airy lounge with two double aspect bay windows to the rear and side, helping to flood the room with natural light. Storage space is first class with three cupboards off the hallway, all helping to ensure a clutter free environment. The galley style kitchen is lovely, finished in a good range of grey units. It has a gas hob and an electric oven, and space for a free standing fridge freezer and washing machine. It's the perfect place for the chef to serve up a marvelous meal. (Freestanding appliances may be available by separate negotiation). The tiled bathroom is fresh and bright, with a white suite, tiled floor and a mains shower over the bath, ensuring an endless supply of piping hot water for long refreshing showers.

There are two spacious double bedrooms in this lovely apartment, both with ample space for free standing furniture and built in wardrobes.
The property is kept warm, comfortable and secure, courtesy of the double glazing, gas central heating and secure entry system. There are well maintained communal garden spaces surrounding the property and Resident's private parking in the car park to the rear of the building. The property has just been given a glowing home report and a clean 'bill of health' on a home report survey carried out by J and E Shepherds chartered surveyors. Some properties tick all the boxes, this is certainly one of them, early viewing is advised for this lovely apartment that would make a great first time buyers home or even a fantastic Buy to Let investment. Either way, we believe it is quite simply one of the best in the street.

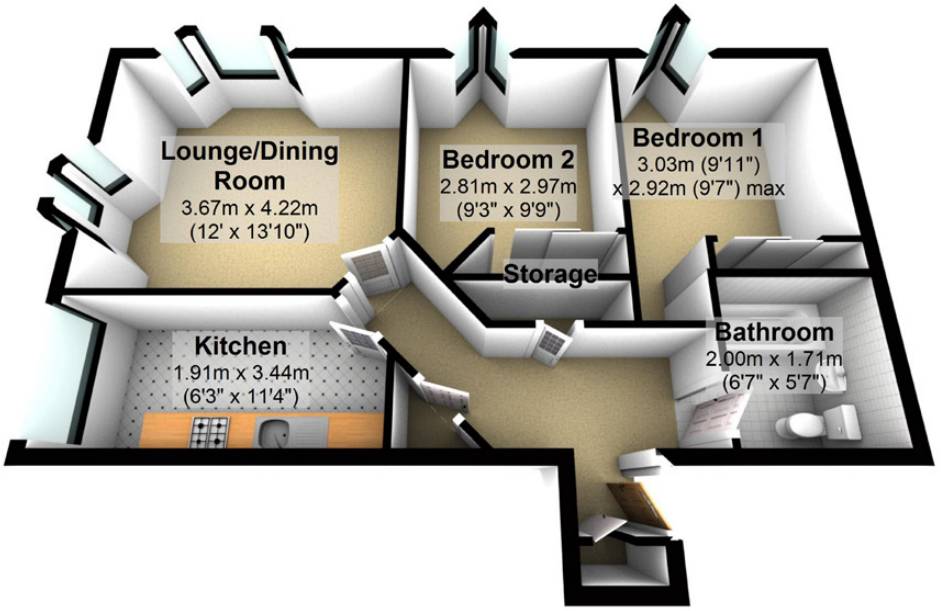
"...The property is kept warm, comfortable and secure, courtesy of the double glazing, gas central heating and secure entry system..."











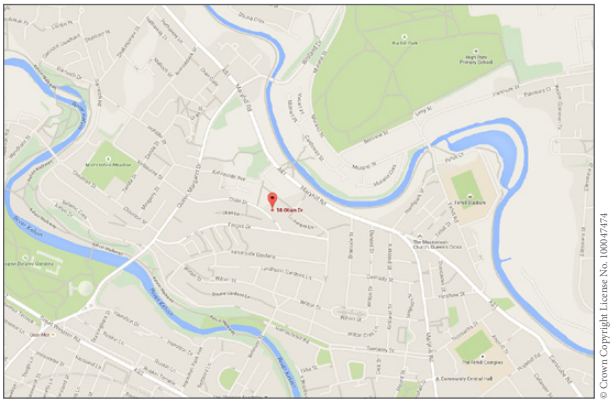
APPROXIMATE DIMENSIONS

(Taken from the widest point)

Kitchen	3.44m (11'4") x 1.91m (6'3")
Lounge/Dining Room	4.22m (13'10") x 3.67m (12')
Bedroom 1	3.03m (9'11") x 2.92m (9'7")
Bedroom 2	2.97m (9'9") x 2.81m (9'3")
Bathroom	2.00m (6'7") x 1.71m (5'7")

GROSS INTERNAL FLOOR AREA (M²)

62 M²



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Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
KEN MEISAK
Surveyor



Professional photography
CATHERINE MARKIE
Photographer



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Senior Designer