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3/2, 67 Oban Drive
NORTH KELVINSIDE, GLASGOW, G20 6AE



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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 the underground are frequent and it is a mere ten minutes to Glasgow city centre. For those travelling 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 is 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. We are delighted to bring to the market this period one-bedroom apartment, set in one of Glasgow's most popular residential areas. The room dimensions of this lovely property are a timeless reminder of an earlier era when the property was built to a size and standard of excellence, rather than a budget. The beautiful high ceilings, large windows and spacious room dimensions allow natural light to flood the rooms, just enjoying the open space gives the occupant a real sense of peace and relaxation. Accommodation comprises : A spacious lounge with stripped floorboards, large bay

window with original panelling intact, intricate decorative cornice detail and a beautiful feature fireplace. The lovely views across the west end are an added bonus and add to the charm and allure of this apartment. The hallway has a handy storage cupboard to help keep the apartment clutter free at all times. The kitchen diner is a good size and contains a range of units with ample space for the electric cooker, washing machine, and fridge freezer. (appliances may be available by separate negotiation). The tiled bathroom is fresh and bright and has a white suite with a tap-fed shower over the bath. The double bedroom benefits from plenty of natural

light, stripped floorboards, and has ample space for free standing furniture.

The apartment is kept warm and comfortable via the gas central heating.

Security entry and on-street parking to front. Early viewing is advised for anyone looking for a rarely available property which would make a truly great place to call home or a first-class, Buy-To-Let investment.

SPECIFICATIONS

FLOOR PLAN / LOCATION



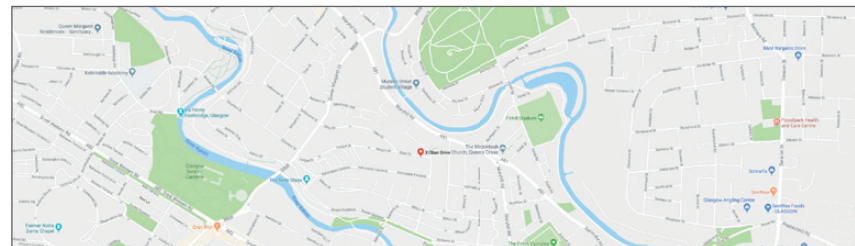
Approximate Dimensions
(Taken from the widest point)

Entrance Hall	2.84m (9'4") x 2.61m (8'7")
Lounge	4.15m (13'8") x 4.00m (13'1")
Kitchen/Diner	3.20m (10'6") x 1.85m (6'1")
Bedroom 1	3.70m (12'2") x 2.90m (9'6")
Bathroom	2.31m (7'7") x 2.06m (6'9")

Gross internal floor area (m²) : 50m²

EPC Rating : C

Extras (Included in the sale) : Furniture may be available by separate negotiation.



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Text and description
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