




McEwan Fraser Legal
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155 0/2 Parklands Oval

GLASGOW, G53 7UF

155 0/2 PARKLANDS OVAL

The popular area of Crookston is a great place to live and commute from. The transport links by bus and rail are both frequent and close at hand. It is a mere nine miles to the heart of Glasgow city centre.

We are delighted to offer to the market, this stylish and spacious two bedroom ground floor apartment, set in an absolutely stunningly beautiful development with the centrepiece being a converted Victorian Water Tower, the development was completed by Miller homes in 2005.

The grounds of the development are tranquil and the area is regarded as a real triumph in blending charming traditional architecture with modern accommodation. The property is offered in true walk-in condition and benefits from just having undergone redecoration.

Accommodation comprises a bright and airy open plan lounge/kitchen/diner. The abundance of natural light flooding in along with the spacious accommodation offers a perfect space for relaxing or entertaining friends and family.

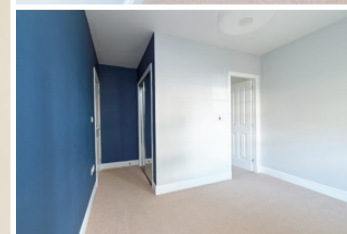
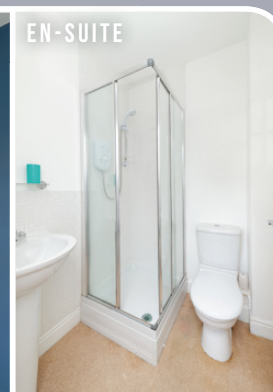
The modern kitchen is ideal for the apartment, finished in a range of natural wood units, with a gas hob, electric oven, integrated appliances and a freestanding fridge freezer.

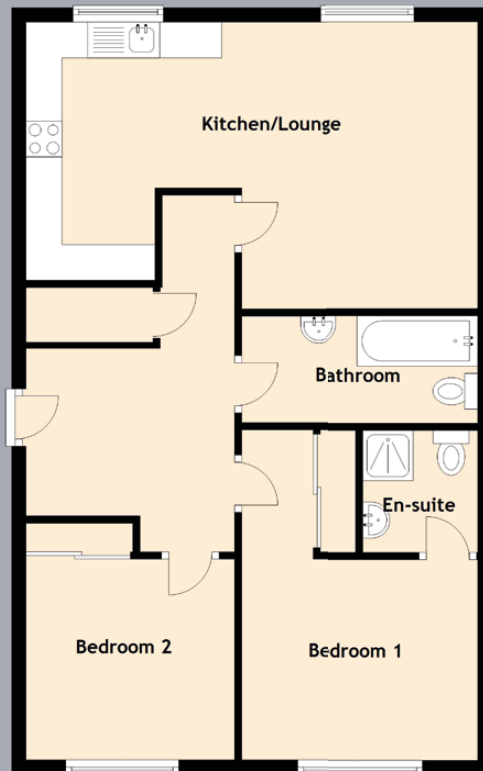
For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There is an excellent range of schools and amenities all within easy reach, making it a very popular place to call home.

To help ensure the apartment is always kept clutter free, there's ample storage space throughout. The tiled bathroom is bright and fresh with a white suite and a mains shower over the bath, ensuring there's always lots of instant hot water for long refreshing showers.

There are two good sized bedrooms in this apartment; both have storage space built in and ample space for free standing furniture. The master bedroom is en-suite and benefits from a standalone enclosure with an electric shower. The apartment is always warm, comfortable and secure via the double glazing, gas central heating, and secure entry system. There is residents' parking adjacent to the building.

This is a property that has really been enjoyed by the current owners, given its well-appointed accommodation, ground floor position and stunning location. Some properties tick all the boxes; this is certainly one of them. Early viewing is strongly advised for 'canny' Buy-To-Let investors, first-time buyers or indeed anyone looking for a perfect apartment with space, flexibility and charm, and where all the hard work has already been done.





Approximate Dimensions (Taken from the widest point)

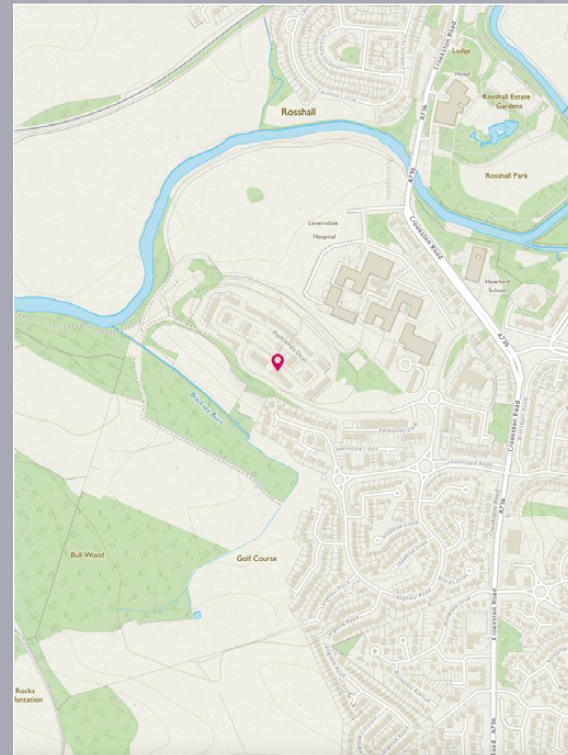
Kitchen/Lounge	6.30m (20'8") x 4.00m (13'1")
Bedroom 1	4.60m (15'1") x 3.30m (10'10")
En-suite	1.70m (5'7") x 1.60m (5'3")
Bedroom 2	3.20m (10'6") x 2.90m (9'6")
Bathroom	3.30m (10'10") x 1.50m (4'11")

Gross internal floor area (m²)

65m²

EPC Rating

C



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Part
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Text and description
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