

# 1/2, 2 Oswald Street

GLASGOW, G1 4QP



*Outstanding Two-Bedroom Apartment in one of  
Glasgow's most central locations*



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McEwan Fraser is delighted to offer this stylish two double bedroom apartment to the market. This fantastic apartment has been created to offer a spacious, low-maintenance, design-led property that epitomises modern urban living. The property features lovely views over the Broomielaw and the south of the city. Boasting an excellent internal specification, it further benefits from double glazing and gas central heating. Residents can also enjoy further peace of mind with a secure entry system. The property has spacious, well designed, apartments which may be of particular interest to a professional couple or students seeking an easily managed property, centrally placed, close to the heart of the city.

# THE LOUNGE/KITCHEN



To provide optimal entertaining space, internal accommodation is centred around a stunning reception room that flows around into a kitchen dining area. The torrents of natural light give the property a warmth that could never be replicated artificially. The reception has been designed to offer tremendous flexibility and there is ample room for a range of different furniture configurations. The kitchen itself boasts a full range of contemporary oak veneered units offering a great prep and storage space for the aspiring chef.









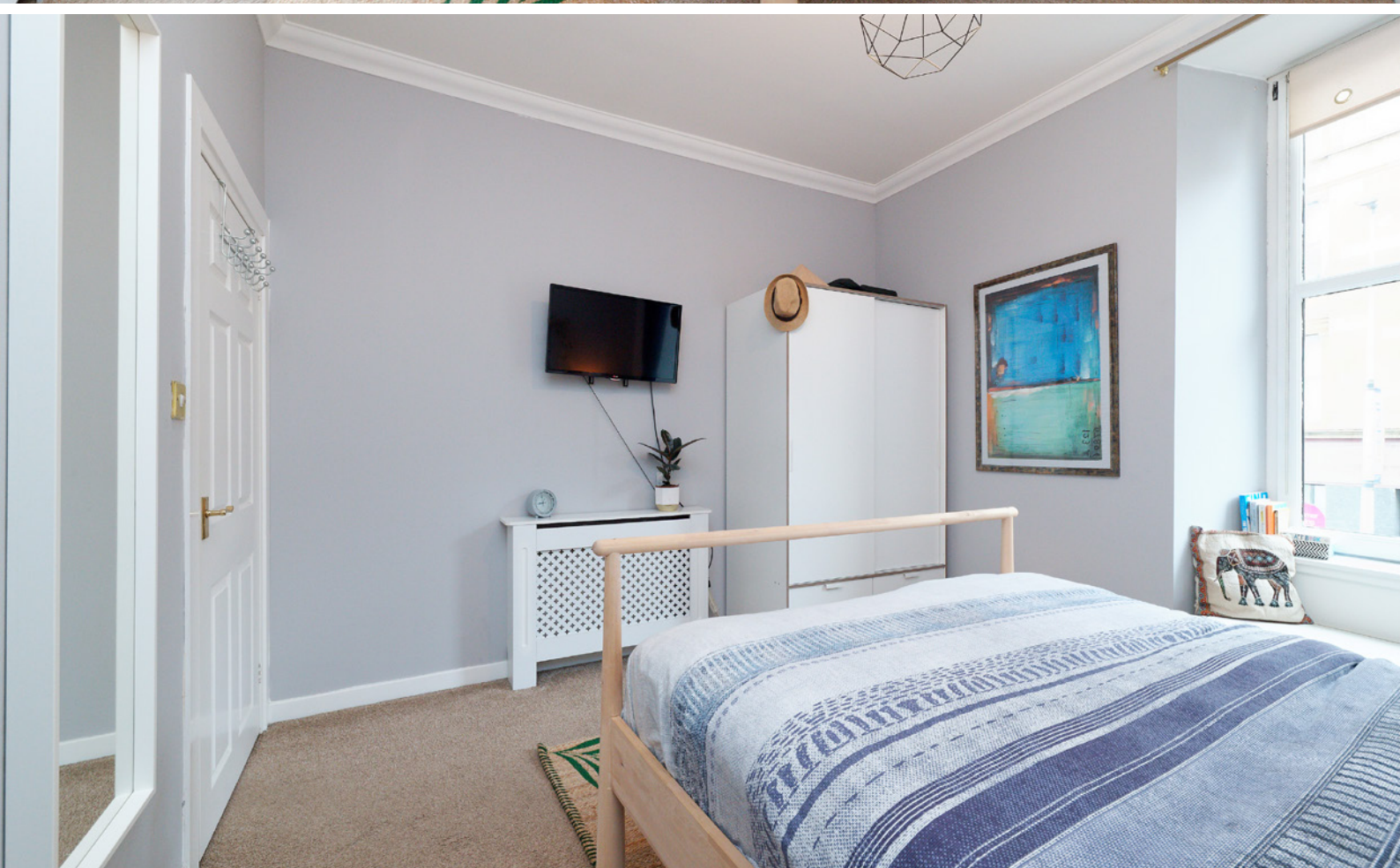
The clear, crisp and contemporary styling continues into the two double bedrooms, both very generous in terms of size allowing plenty of room for free standing furniture. Finally, a three-piece bathroom boasts contemporary tiling and a three-piece suite including a bath.

## BEDROOM 1





# BEDROOM 2





# THE BATHROOM



This is a phenomenal city-centre flat, you couldn't ask for a more central location, and with the new Barclays Office's just across the water, it could be a very worthwhile investment for many years to come. Early viewing is highly recommended.

# FLOOR PLAN, DIMENSIONS & MAP



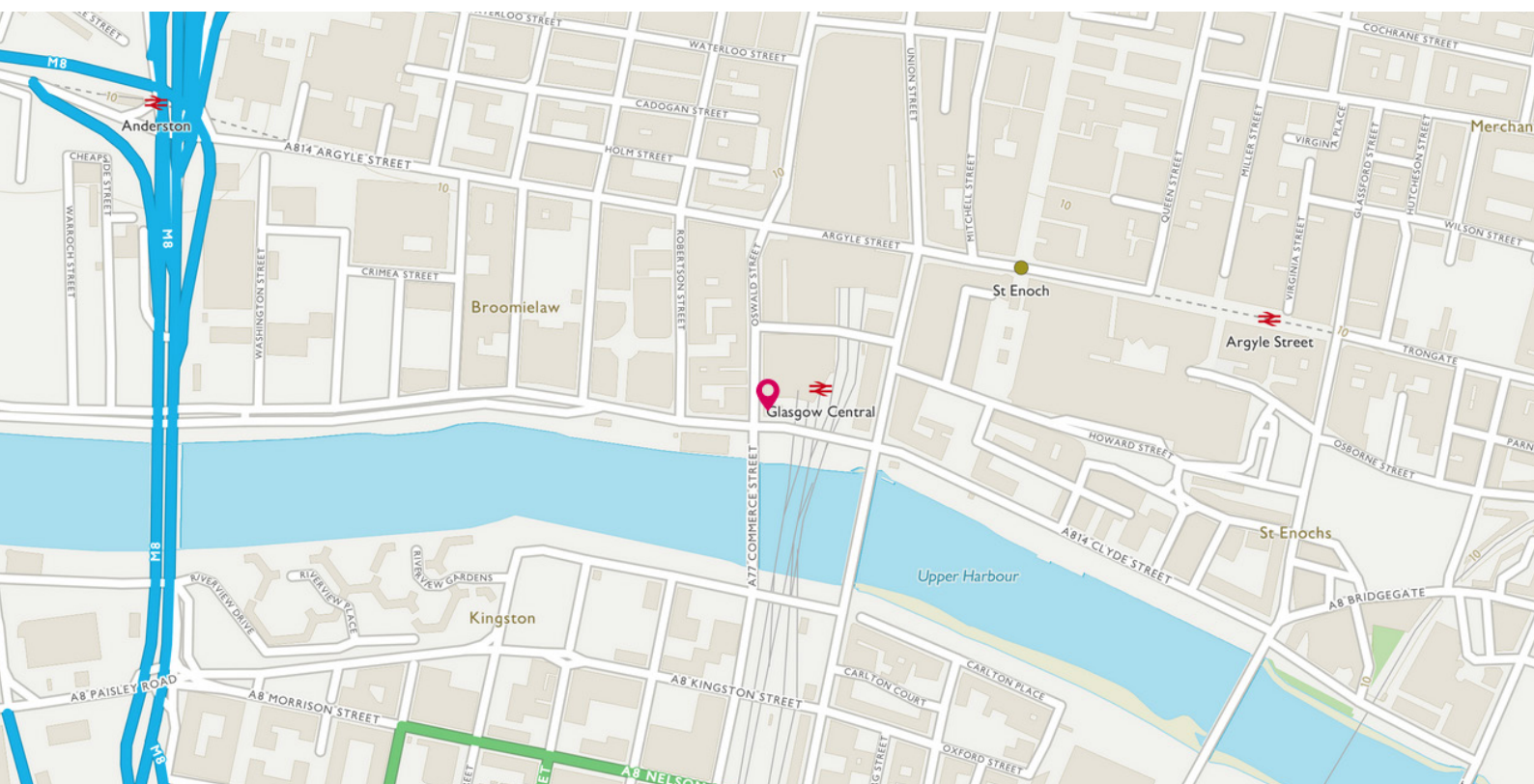
Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen 7.90m (25'11") x 4.55m (14'11")  
Bedroom 1 3.50m (11'6") x 2.70m (8'10")  
Bedroom 2 3.75m (12'4") x 3.50m (11'6")

Bathroom  
Store

2.70m (8'10") x 2.40m (7'10")  
1.65m (5'5") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>  
EPC Rating: C





# THE LOCATION

Glasgow is a city that needs little introduction. Vibrant, stylish and confident, it's one of the world's great urban experiences.







Oswald Street is close to the heart of the financial district and the Merchant City with easy access to the city centre and the West End. The area surrounding Oswald Street offers a wealth of amenities including both general and specialist shopping, wine bars and many highly acclaimed restaurants. It's a stone throw from Central Station and is in close proximity to SECC, Hydro, Clyde Auditorium and Strathclyde University.

The area benefits from frequent public transport with easy access to Central Station and St Enoch's subway station. The city centre is only a short walk away while the nearby Clydeside Expressway, Clyde Tunnel, M77 and the M8/M80 ensure easy access to Scotland's arterial road network.



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Part  
Exchange  
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