

  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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5/4, 23 Oswald Street

GLASGOW, G1 4PE



# Glasgow

G1 4PE

This beautiful apartment is positioned perfectly within the vibrant city centre and offers plentiful amenities all around it, including a state of the art gym only 5 minutes walk away. Some of the best shopping, bars, cafes, and restaurants Glasgow has to offer are also within a five-minute walk. It is perfectly placed for commuting to Universities or indeed working anywhere within the city or surrounding area.

Only ten minutes from the motorway network and with great rail, bus and underground links close at hand, for easy commuting anywhere around the city, it makes an ideal place to call home.



STUNNING // ICONIC // CLEVERLY DESIGNED // GENEROUS PROPORTIONS // BRIGHT // SPACIOUS

# 5/4, 23 Oswald Street

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We are delighted to bring to the market this stunning one-bedroom apartment, set in an elevated position in what could arguably be described as one of the most iconic developments in the most central location anyone could ask for. The apartment has been very cleverly designed to offer an abundance of free-flowing space and the maximum amount of natural available light.

The spacious lounge/kitchen/diner offers a plethora of design options for various furniture configurations. The kitchen is finished in a range of light wood wall and floor mounted cabinets, with a built-in electric oven/hob and integrated washer dryer and a freestanding under-counter fridge.

Given the generous proportions of the room, there is ample space for a dining table, offering space to enjoy a meal whilst entertaining friends and family.

The tiled bathroom is fresh, bright and spacious with a clean white suite including a mains shower over the bath. The double bedroom has space for free-standing furniture and a stylish built-in wardrobe.

To keep the apartment tidy, there are ample storage cupboards. The double glazing, wet-electric central heating, and a secure entry system ensure the apartment is always warm, comfortable and very secure. There is a lift service for convenience.

Some properties just seem to tick all the boxes and this is certainly one of them. Early viewing is advised for anyone looking for a unique and rarely available centrally located city apartment that oozes style, sophistication, and chic urban living accommodation. Alternately for a Buy-To-Let landlord on Airbnb, this is a AAA grade offering.

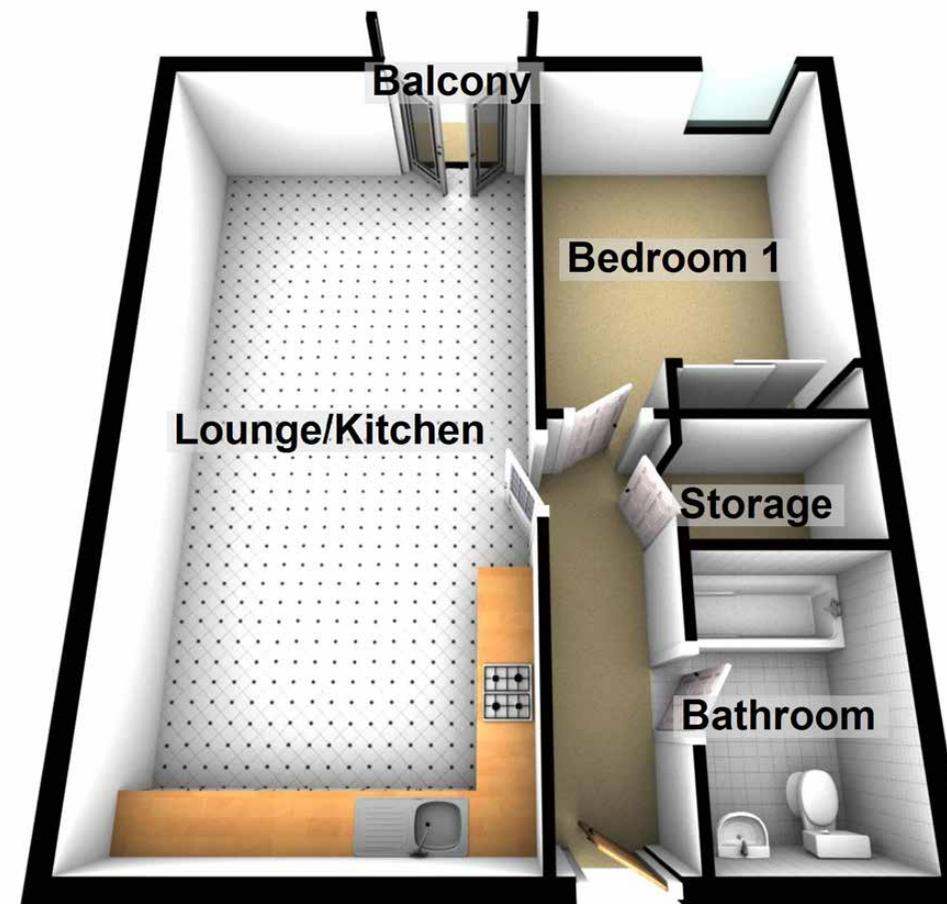


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# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

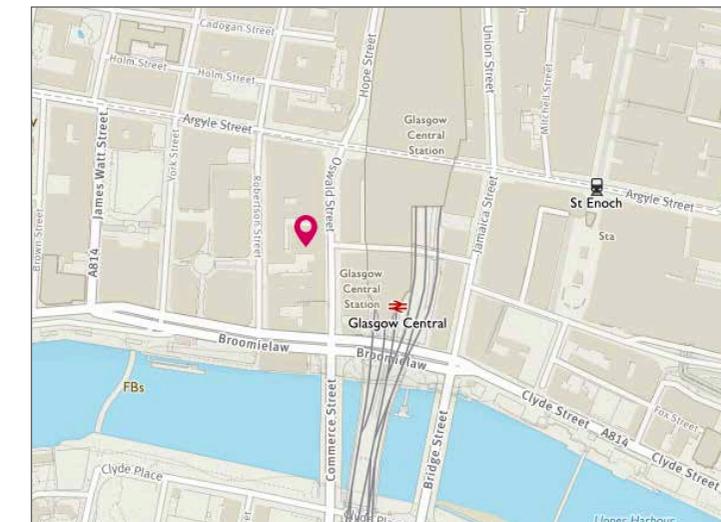
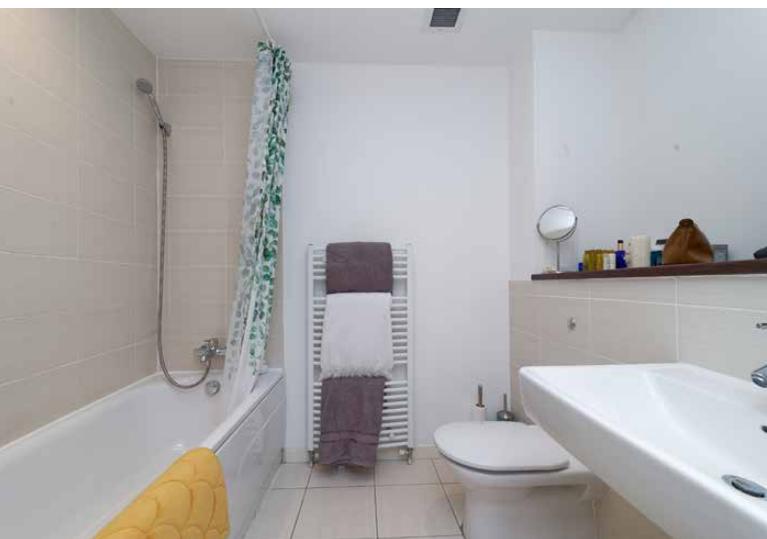


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	7.60m (24'11") x 3.70m (12'2")
Bedroom 1	3.80m (12'6") x 2.90m (9'6")
Bathroom	2.50m (8'2") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 52m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Some furniture may be available by negotiation.



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