

1/2 2 Oswald Street

GLASGOW, G1 4QP



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**

Magnificent two bedroom apartment with brand new kitchen, one of the best locations in the city centre



0141 404 5474



www.mcewanfraserlegal.co.uk

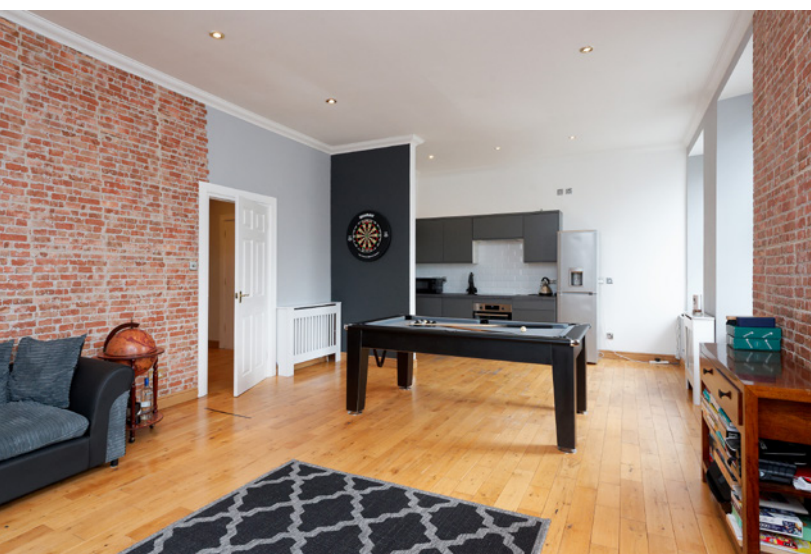


info@mcewanfraserlegal.co.uk



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 brand new kitchen and 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 units and brand-new appliances, 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.

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.

THE BATHROOM



BEDROOM 1



BEDROOM 2



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

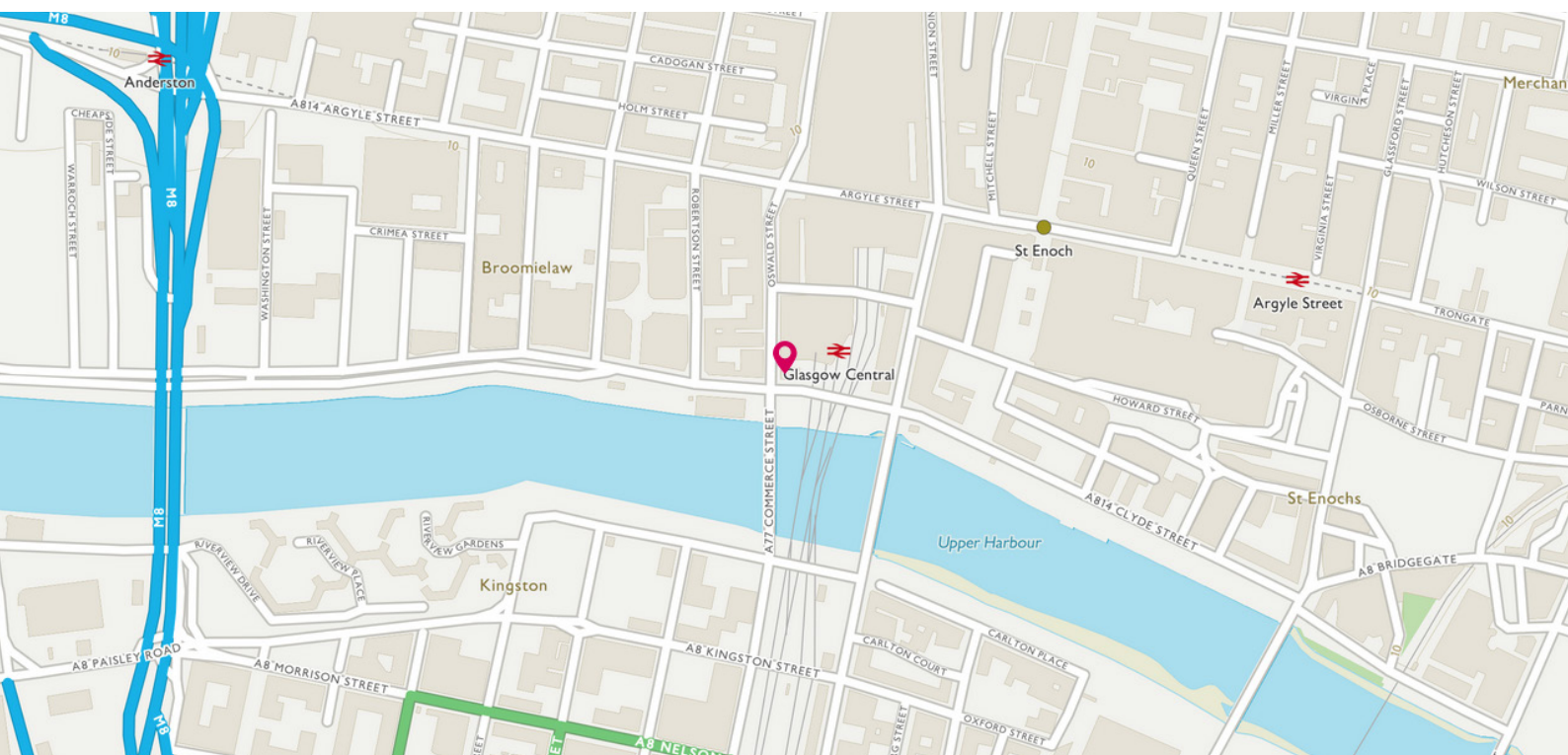
| | |
|----------------|---------------------------------|
| Lounge/Kitchen | 7.90m (25'11") x 4.55m (14'11") |
| Bedroom 1 | 3.75m (12'4") x 3.50m (11'6") |
| Bedroom 2 | 3.50m (11'6") x 2.70m (8'10") |
| Bathroom | 2.70m (8'10") x 2.40m (7'10") |

Store

1.65m (5'5") x 1.50m (4'11")

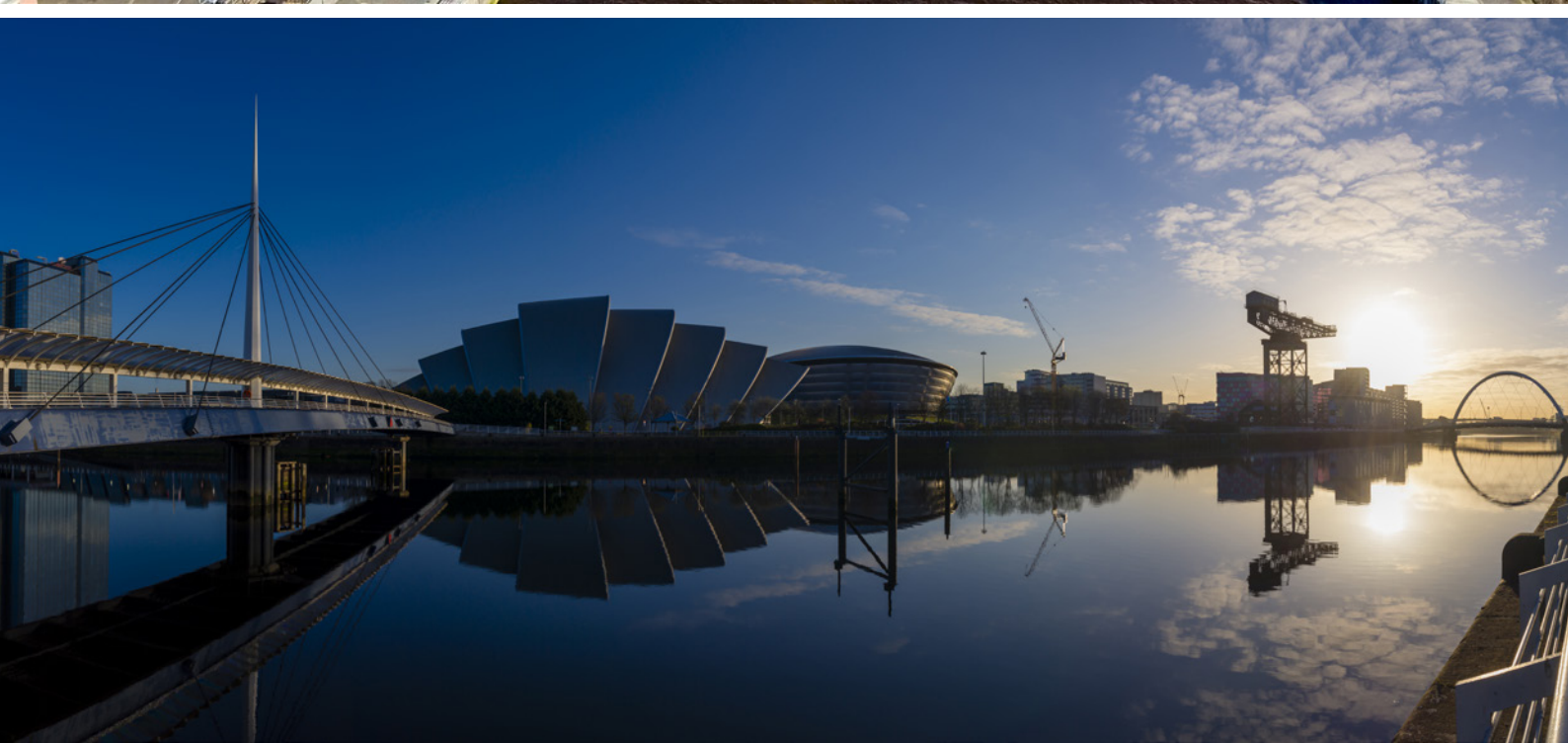
Gross internal floor area (m²): 80m²
EPC Rating: C

Buyer's Premium Value: £3200.00



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.



McEwan Fraser Legal
Solicitors & Estate Agents
Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
JONNY CLIFFORD
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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