





The Location

GLASGOW, G5 0LX

Glasgow's ever-popular Oatlands area is a great place to live and commute from.

The transport links by bus and rail are close at hand with a short ride taking you to the city centre in ten minutes or less. 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. The airport is attainable in only twenty minutes or so.

There is also a good range of schools, shops, bars, top-class restaurants and amenities all within easy reach, making it a very popular and incredibly stylish place to call home.

12, 3/3 Richmond Park Terrace

GLASGOW, G5 0LX

We are delighted to offer to the market this very stylish two-bedroom city apartment, set in a great location, with the added benefit of being in very close proximity to the heart of the city.

The accommodation comprises of a bright, airy and spacious lounge/kitchen/diner with large windows allowing lots of natural light to flood the room. The open plan layout is very relaxed and the stunning kitchen offers a great place to prepare a marvellous meal whilst still relaxing with friends and family on social occasions.

The lovely kitchen is finished with a combination of natural wood units and light coloured wall units with a gas hob and an electric oven. There also ample space for the integrated washing machine and fridge freezer.

To help ensure the apartment is always clutter-free, there is a handy storage cupboard off the hallway.

The two bedrooms are a good size and the master benefits from a luxury en-suite with a standalone shower enclosure and built-in

wardrobes for convenience, there is also ample space for free-standing furniture.

The tiled bathroom is fresh and bright with a white-suite and a mains shower over the bath, ensuring there's always lots of instant hot water for long refreshing showers.

The home is kept warm, comfortable and secure via the double glazing, central heating and secure entry system.

There is handy off-street residents parking to the front aspect. This is a property that has really been enjoyed by the current owner, given its great accommodation, preferred elevated position offering excellent views and the easy city living location.

Early viewing is strongly advised to anyone seeking a beautiful and highly aspirational apartment. The property will also be of keen interest to investors seeking a perfect Buy-to-Let property, or perhaps even first-time buyers looking for a stylish apartment that fits with today's faster-paced lifestyle.





Specifications & details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.70m (22') x 4.60m (15'1")
Bedroom 1	4.20m (13'9") x 3.30m (10'10")
En-suite	2.20m (7'3") x 1.20m (3'11")
Bathroom	2.20m (7'3") x 2.00m (6'7")
Bedroom 2	4.20m (13'9") x 3.85m (12'8")

Gross internal floor area (m²): 71m² | EPC Rating: B

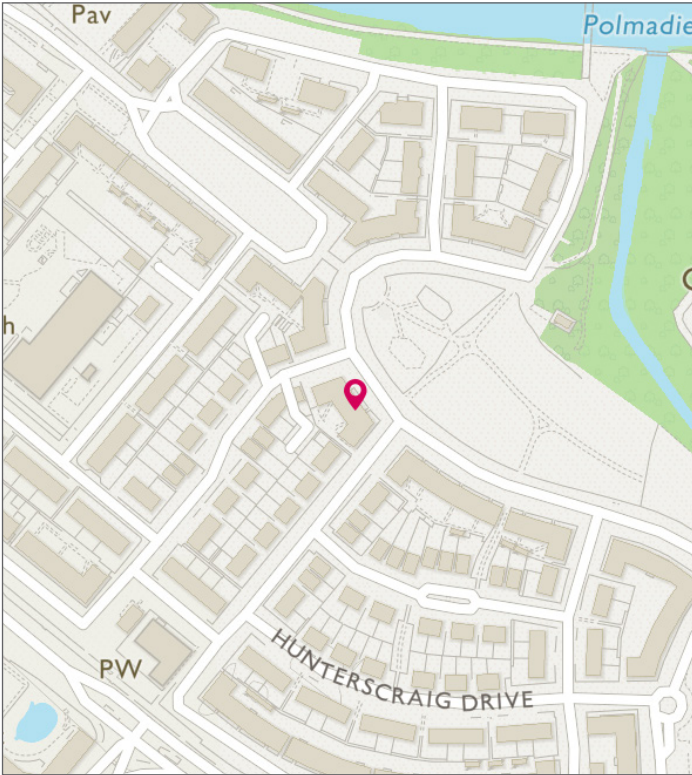


Image credit: <https://www.outdoorlive.co.uk/comps/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
KEN MEISAK
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer

