



2/2, 17 Rosebery Terrace, Glasgow, G5 0AU

Immaculately Presented, Two-Bedroom, Second-Floor Flat

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Property Description

Immaculately presented, two-bedroom, second-floor flat, with shared garden grounds and private parking. Set in a modern, residential development in the conveniently located Oatlands district of Glasgow.

Comprises an entrance hallway, open-plan living/dining room and kitchen, two double bedrooms, an en-suite shower room and a bathroom.

Tastefully finished and ready-to-move-in, highlights include a modern integrated kitchen with a full range of appliances and stylish fitted bathrooms.

In addition, there is contemporary flooring, double glazing, gas central heating, and good storage provision including integrated wardrobes.

Externally there are shared garden grounds and private residential parking.

A welcoming entrance hall, with storage, is finished with light neutral decor and wood-effect flooring which continues throughout the flat. A well-proportioned room enjoys plenty of natural light from generous glazing and provides flexible space for both lounge and dining furniture. A kitchen area is fitted with modern, neutral units and stone-effect worktops, whilst a full range of integrated appliances includes an eye-level oven, a gas hob, a fridge/freezer, a dishwasher and a washing machine.

Across the hall, two spacious double bedrooms continue the tasteful presentation of the living space. Both bedrooms benefit from integrated wardrobe storage, with the master bedroom enjoying its own en-suite shower room.

Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, a chrome ladder-style radiator, panel splash walls and tiled flooring.



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Approximate Gross Internal Area: (797 sq ft - 74 sq m.)

Bathroom

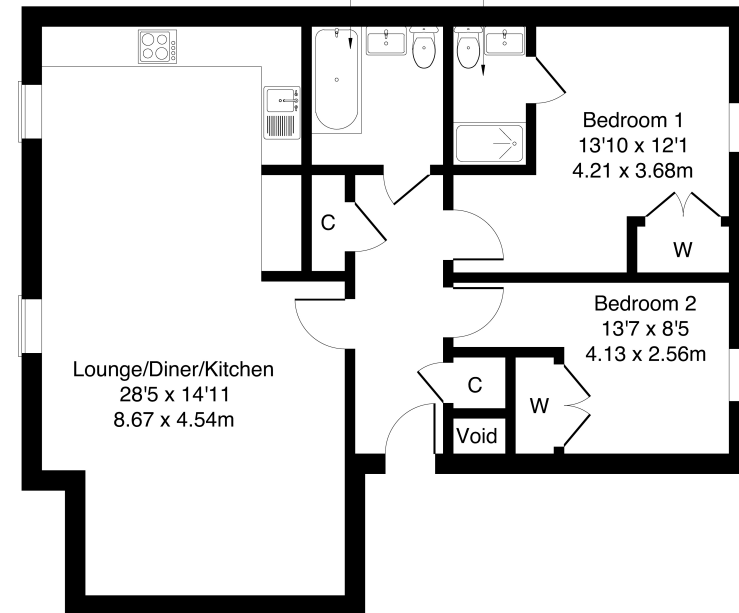
6'9 x 6'6

2.07 x 1.97m

En-suite

6'5 x 3'7

1.95 x 1.09m



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Located south of Glasgow city centre, the area of Oatlands is well-positioned for both everyday living and for the commuter. There is an excellent choice of amenities available locally, with supermarkets, health, and leisure facilities nearby, including an ALDI within walking distance, an ASDA superstore at Torglen and a Tesco Extra at Rutherglen. The area also benefits from excellent transport options with easy access to the M8/M74, and public

transport regularly and conveniently available for rapid access to the city centre, the Central Belt motorway network, Glasgow Airport, and beyond. The Clyde Cycle Route gives access to Glasgow Green within a few minutes, and approximately two miles away, the city centre can also be accessed on foot, with its wealth of trendy bars, restaurants, recreation, and shopping, as well as proximity to the business district, colleges and





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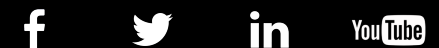
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Estate Agents and Solicitors



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